

CITY OF SAN ANTONIO
Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

April 5, 2005
Tuesday, 11:00 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Robert R. Robbins – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session briefing by City Clerks Office on Zoning Commission Appointments and Term Limits, Briefing by Planning Department on the City South Master Planning project and Smart Codes and zoning case recommendations and other items for consideration on agenda for April 5, 2005, at 11:00 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of March 15, 2005 Minutes.
7. Briefing by Planning Department on the City South Master Planning project and Smart Codes.

8. **ZONING CASE NUMBER Z2005065:**

A. Briefing by Planning Staff on Z2005065 City of San Antonio, Highway 151 Gateway Corridor District. Public hearing and consideration of an ordinance amending §35-204 of the Unified Development Code pertaining to the “Official Zoning Map” to establish Gateway Corridor District 2 (GC-2) for those properties generally within 1,000 feet of the State Highway 151 right of way between US Highway 90 and Loop 1604 and to provide for a Corridor Plan. (Council Districts 6)

B. ZONING CASE Z2005065: The request of City of San Antonio, Applicant, for Multiple Property Owners, Owner(s), for a change in zoning to designate Gateway Corridor District 2 (“GC-2”) on the properties within 1,000 feet of the Highway 151 right of way between US Highway 90 and Loop 1604. (Council District 6)

9. **ZONING CASE NUMBER Z2005027:** The request of Equitas Investments, Inc., Applicant, for Equitas Investments, Inc. (Lyle Hotchkiss), Owner(s), for a change in zoning from “O-2” ERZD Office Edwards Recharge Zone District to PUD “O-2” ERZD Office Planned Unit Development Edwards Recharge Zone District on 8.5178 acres out of Block 1, NCB 17841, 14000 Block of Huebner Road. (Council District 8)

10. **ZONING CASE NUMBER Z2005036:** The request of Dr. Ramon Reyes, Applicant, for Truman and Patricia Hall, Owner(s), for a change in zoning from “C-1” ERZD Commercial Edwards Recharge Zone District to “C-2” ERZD Commercial Edwards Recharge Zone District on Lot 1, Block 5, NCB 14760, in the 7500 Block of Loop 1604. (Council District 8)

11. **ZONING CASE NUMBER Z2005057:** The request of Doug Brown, Applicant, for Leland & Helen Knox, Owner(s), for a change in zoning from “C-3” ERZD Commercial Edwards Recharge Zone District to “C-3” ERZD S Commercial Edwards Recharge Zone District with Specific Use Authorization for a Fire Sprinkler Installation Business on Lot 18, NCB 17867, 18911 Redland Road. (Council District 9)

12. **ZONING CASE NUMBER Z2005033 C:** The request of Russell J. G. Amsberry, Applicant, for Mary Johnson, Owner(s), for a change in zoning from “NP-10” Neighborhood Preservation District to “NP-10” C Neighborhood Preservation District with Conditional Use for an Assisted Living Facility on Lot 36, Block 1, NCB 13683, 5046 Galahad Drive. (Council District 2)

A. Finding of consistency with Master Plan.

B. Recommendation on zoning change request.

13. **ZONING CASE NUMBER Z2005034 C:** The request of Russell J. G. Amsberry, Applicant, for Mary Johnson, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-6 C Residential Single-Family District with Conditional Use for an Assisted Living Facility on Lot 27, Block 10, NCB 13691, 5102 Gawain Drive. (Council District 2)

A. Finding of consistency with Master Plan.

B. Recommendation on zoning change request.

14. **ZONING CASE NUMBER Z2005038:** The request of James Lifshutz, Applicant, for Big Tex San Antonio, L. P., Owner(s), for a change in zoning from “I-1” “RIO-4” General Industrial River Improvement Overlay District to “IDZ” “RIO-4” Infill Development Zone River Improvement Overlay District on 7.528 acres out of NCB A-14, 300-400 Blocks of Blue Star Street. (Council District 5)
- A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
15. **ZONING CASE NUMBER Z2005043 C:** The request of Stephen Poteet, Applicant, for Brackenridge Park/Broadway Developments, Ltd., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-6” C Residential Single-Family District with Conditional Use for a Parking Lot on Lot 44, Block 1, NCB 3593, 218 Post Avenue. (Council District 2)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
16. **ZONING CASE NUMBER Z2005026 C:** The request of Michael Olguin, Applicant, for Michael Olguin, Owner(s), for a change in zoning from “R-5” Residential Single Family District to “C-2” C Commercial District with Conditional Use for Automobile Sales with a maximum of 5 cars for sale on the lot at any one time on West 210 feet of Lot 7, Block 2, NCB 8417, 1012 Vance Jackson. (Council District 1)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
17. **ZONING CASE NUMBER Z2005055 C:** The request of City of San Antonio - Fred Kaiser, Applicant, for Earl Landry, Owner(s), for a change in zoning from “RM-5” Residential Mixed District to “RM-5” C Residential Mixed District with conditional use for multi-family development not to exceed 14 units per acre on East 60 feet of lot 88, NCB 7725, 116 Bristol Avenue. (Council District 3)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
18. **ZONING CASE NUMBER Z2005063 C:** The request of Gabriel Aragon, Applicant, for Gabriel Aragon (Aragon's Garage), Owner(s), for a change in zoning from “R-4” Residential Single Family District to “C-1” C Commercial District with a Conditional Use for Auto Parking and/or Storage-Short Term for the auto repair shop (Aragon's Garage) located at 1904 Nogalitos Street on Lot 11, 12 and 13, Block 21, NCB 2630, 920 Big Foot. (Council District 5)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.

19. **ZONING CASE NUMBER Z2005066:** The request of Manuel Gonzales, Applicant, for Day, McDaniel, and Fight for the Family of Texas Inc., Owner(s), for a change in zoning from “FR” Farm and Ranch District and “RD” Rural Development District to “UD” Urban Development District on P-10, P-10B, P-10C, P-10D, and 16.4 acres out of P-10A and P-62, CB 4006, 16795, 16196 and 16700 Highway 281 South. (Council District 3)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
20. **ZONING CASE NUMBER Z2005072:** The request of Fellowship Bible Church of San Antonio, Applicant, for Fellowship Bible Church of San Antonio, Owner(s), for a change in zoning from “RE” Residential Estate District to “C-3” General Commercial District on Lot 4, NCB 14657, 8603 Huebner. (Council District 7)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
21. **ZONING CASE NUMBER Z2005074:** The request of Carlos D. Terrazas, Applicant, for Carlos D. Terrazas, Owner(s), for a change in zoning from “MF-33” Multi-Family District to “C-3NA” General Commercial, Nonalcoholic Sales District on Lot 9, 10 and 11, Block 1, NCB 8963, 726, 730 and 734 Division Avenue. (Council District 5)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
22. **ZONING CASE NUMBER Z2005050 C:** The request of Wade Interest, Inc., Applicant, for Oscar Garcia, Owner(s), for a change in zoning from “C-2NA” Commercial, Nonalcoholic Sales District to “C-2NA” C Commercial, Nonalcoholic Sales District with Conditional Use for a mini-warehouse on 1.640 acres out of NCB 34393, 3.194 acres, NCB 34393, 9865 Potranco Road. (Council District 6)
23. **ZONING CASE NUMBER Z2004211-A:** The request of City of San Antonio, Applicant, for Boerne Stage Crossing Limited Partnership, Owner(s), for a change in zoning from “MF-25” “GC-1” Multi-Family Gateway Corridor 1 District to “C-2” “GC-1” Commercial Gateway Corridor 1 District on 16.45 acres out of NCB 16390, 14549 IH 10 West. (Council District 8)
24. **ZONING CASE NUMBER Z2005047 C:** The request of Christian B. Christians, Applicant, for Christian B. Christians, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-2NA” C Commercial, Non-alcoholic sales district with conditional use for recreation vehicle sales and service on 10.664 Acres out of NCB 15229, 7930 S. Loop 410 West. (Council District 4)
25. **ZONING CASE NUMBER Z2005058:** The request of Alberto M. Colorado, Applicant, for Alberto M. Colorado, Owner(s), for a change in zoning from “C-1” Commercial District to “C-2” Commercial District on East 225 feet of Lot 248, Block 25, NCB 11124, 545 Moursund Boulevard. (Council District 3)

26. **ZONING CASE NUMBER Z2005061:** The request of Ramiro Reyes, Applicant, for Ramiro Reyes, Owner(s), for a change in zoning from “C-2NA” Commercial, Nonalcoholic Sales District to “MF-33” Multi-Family District and “R-6” Residential Single Family District on Lot 265A, Block 23, NCB 11122, 730 W. Mally Boulevard. (Council District 3)
27. **ZONING CASE NUMBER Z2005062:** The request of Shaenfield DG, Ltd., Applicant, for Bobby Tiller, Jr., Owner(s), for a change in zoning from “R-6” Residential Single Family District to “C-2” Commercial District on P-5C, NCB 16051, 10400 Block of Shaenfield. (Council District 7)
28. **ZONING CASE NUMBER Z2005064:** The request of Corey Parra, Applicant, for Louis Parra, Owner(s), for a change in zoning from “C-2” Commercial District to MF-25 Multi-Family District on the east 10 feet of Lot 11, Lots 12 through 14, Block 38, NCB 8925, 212 Bynum Avenue, 927 and 931 King Avenue. (Council District 4)
29. **ZONING CASE NUMBER Z2005067 S:** The request of GAKJR, Ltd., Applicant, for Boat & RV Superstorage Inc., Owner(s), for a change in zoning from “R-6” “GC-1” Residential Single Family Gateway Corridor Overlay District and “R-20” “GC-1” Residential Single Family Gateway Corridor Overlay District to “MF-25” “GC-1” Multi-Family Gateway Corridor Overlay District on 23.56 acres and from “R-20” “GC-1” Residential Single Family Gateway Corridor Overlay District to “C-2” S “GC-1” Commercial Gateway Corridor Overlay District with a Specific Use Authorization for a motel on 5.49 acres out of NCB 34760 and 23.56 acres out of NCB 18333, 20865 IH 10 West and 6932 Heuermann Road. (Council District 8)
30. **ZONING CASE NUMBER Z2005071:** The request of Brown, P. C., Attorneys at Law, Applicant, for Saucedo, Elizondo, and Uptmore, Owner(s), for a change in zoning from “MF-33” Multi-Family District, “C-2” Commercial District, “C-3R” Restricted Commercial District, and “I-1” General Industrial District to “MF-25” Multi-Family District on 10.98 acres out of NCB 14059 and 2.3983 acres out of NCB 1584 at the intersection of Clark Avenue and Rigsby Avenue. (Council District 2)
31. **ZONING CASE NUMBER Z2005073:** The request of Castro & Killen, P. C., Applicant, for Dwaine Bergman, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “C-3” General Commercial District on 12.73 acres out of NCB 34361, 191 West Loop 1604 South. (Council District 4)
32. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
33. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request.

Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling

207-7245

CASE NO: Z2004211-A

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 8

Ferguson Map: 479 E2

Applicant Name:

City of San Antonio

Owner Name:

Boerne Stage Crossing Limited Partnership

Zoning Request: From MF-25 GC-1 Multi-Family Gateway Corridor 1 District to C-2 GC1 Commercial Gateway Corridor 1 District.

Property Location: 16.45 acres out of NCB 16390
14549 IH 10 West

Proposal: To reverse an administrative error on the City's part.

Neigh. Assoc. None

Neigh. Plan None

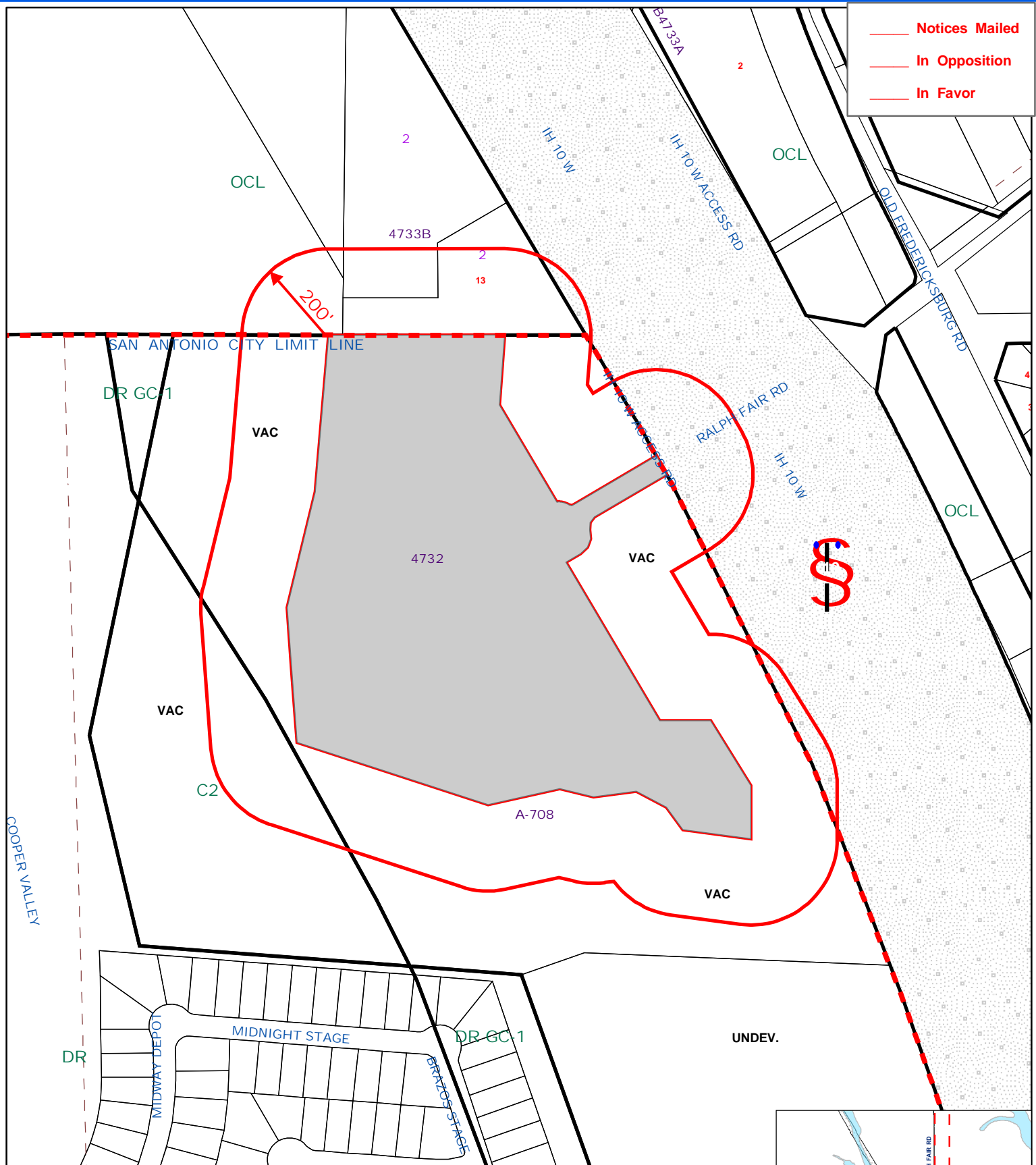
TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

In August 2004, an application was filed to rezone the subject property from commercial to multi-family. The case was heard by Zoning Commission but was withdrawn by the applicant prior to the City Council meeting. The case was inadvertently placed on the Council agenda for the January 13, 2005 public hearing. The rezoning was approved and the property was changed to MF-25. In order to correct the administrative error staff recommends approval of C-2. The case has been scheduled for the April 14, 2005, City Council hearing.

CASE MANAGER : Fred Kaiser 207-7942



— Notices Mailed
 — In Opposition
 — In Favor

ZONING CASE: Z2004-211 A

City Council District NO. 8

Requested Zoning Change

From: MF-25, MF-25 GC-1 To C-2, C-2 GC-1

Date: April 5, 2005

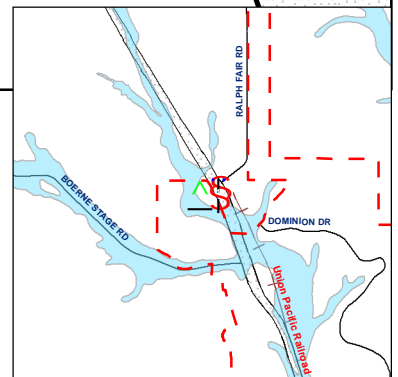
Scale: 1" = 300'

 **Subject Property**

 **200' Notification**

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CASE NO: Z2005026 C

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Zoning Commission: Continuance from February 15, 2005

Council District: 1

Ferguson Map: 581 F5

Applicant Name:

Owner Name:

Michael Olguin

Michael Olguin

Zoning Request: From R-5 Residential Single Family District to C-2 C Commercial District with Conditional Use for Automobile Sales with a maximum of 5 cars for sale on the lot at any one time.

Property Location: West 210 feet of Lot 7, Block 2, NCB 8417

1012 Vance Jackson

Intersection of Greenlawn and Vance Jackson

Proposal: For office, retail use and auto sales

Neigh. Assoc. Los Angeles Heights

Neigh. Plan Near Northwest Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Inconsistent. The land use plan indicates urban low density development residential development at this location.

Approval pending a plan amendment. This area is generally zoned for and developed as commercial use or high density residential development adjacent to Vance Jackson.

CASE MANAGER : Fred Kaiser 207-7942

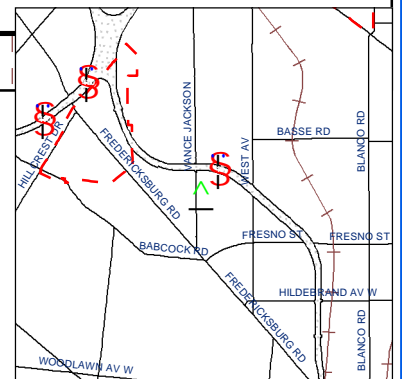


ZONING CASE: **Z2005-026 C**

City Council District NO. 1
Requested Zoning Change
From: R-5 To C-2 C
Date: April 5, 2005
Scale: 1" = 200'

Subject Property
200' Notification

C:\Mar_1_2005



CASE NO: Z2005027

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 8

Ferguson Map: 515 D7

Applicant Name:

Equitas Investments, Inc.

Owner Name:

Equitas Investments, Inc. (Lyle Hotchkiss)

Zoning Request: From O-2 ERZD Office Edwards Recharge Zone District to PUD O-2 ERZD Office Planned Unit Development Edwards Recharge Zone District.

Property Location: 8.5178 acres out of Block 1, NCB 17841

14000 Block of Huebner Road

Northside of Huebner Road, southwest of the intersection of Huebner Road and NW Military Drive

Proposal: Planned Unit Development

Neigh. Assoc. Churchill Estates Home Association, INC.

Neigh. Plan None

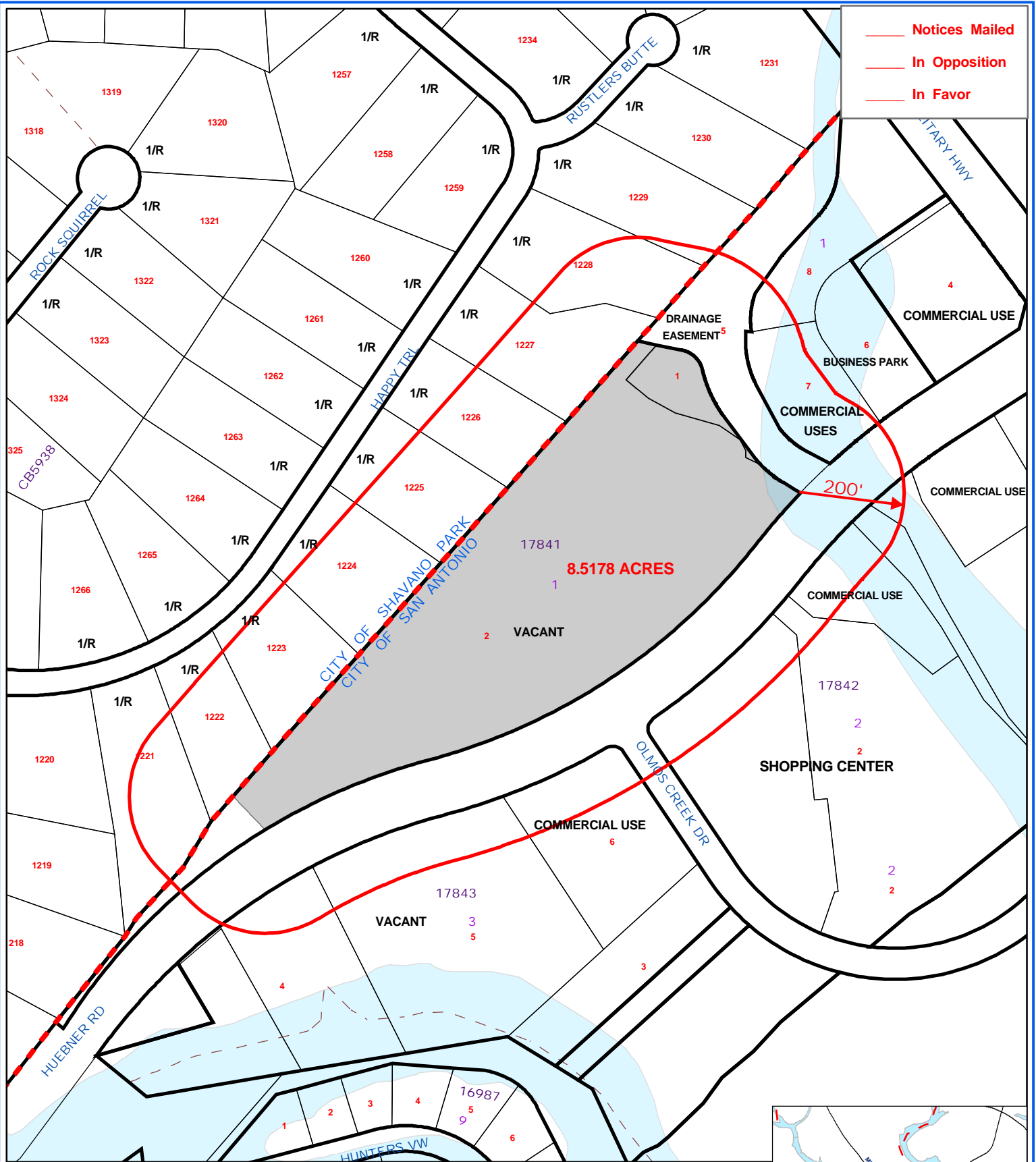
TIA Statement: A Level-1 Traffic Impact Analysis (TIA) was submitted and is in compliance with TIA Ordinance 91700.

Staff Recommendation:

Approval

The subject property is currently vacant and located on Huebner Road, a major thoroughfare. The subject property is adjacent to the City Of Shavano Park to the northwest, C-2 Commercial District to the northeast, C-3 General Commercial District and C-2 Commercial District across Huebner Road to the southeast. No change is proposed to the base zoning of O-2 ERZD Office Edwards Recharge Zone District. A Planned Unit Development provides flexibility in the planning and construction of the development project. Because of the shape of the subject property a Planned Unit Development would be appropriate. Staff's recommendation of approval is based on the site evaluation of the property by the San Antonio Water System (SAWS) staff.

CASE MANAGER : Pedro Vega 207-7980



ZONING CASE: **Z2005-027**

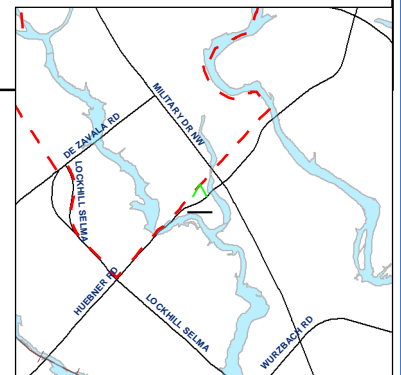
City Council District NO. 8
Requested Zoning Change
From: O-2 ERZD To O-2 PUD ERZD
Date: April 5, 2005
Scale: 1" = 200'

Subject Property

200' Notification

4

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CASE NO: Z2005033 C

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Zoning Commission continuance from March 1, 2005

Council District: 2

Ferguson Map: 584 F1

Applicant Name:

Russell JG Amsberry

Owner Name:

Mary Johnson

Zoning Request: From NP-10 Neighborhood Preservation District to NP-10 C Neighborhood Preservation District with Conditional Use for an Assisted Living Facility.

Property Location: Lot 36, Block 1, NCB 13683

5046 Galahad Drive

South side of Galahad Drive between King Arthur and Ray Bon Drive

Proposal: Adult Overnight Care

Neigh. Assoc. Camelot I

Neigh. Plan Camelot I Neighborhood Plan

TIA Statement: Traffic impact analysis not required

Staff Recommendation:

Consistent.

The base zoning is consistent with the Camelot I Neighborhood Plan which calls for Low Density Residential land use at this location.

Denial.

The proposed use is within an existing single-family neighborhood. Licensed family-homes are permitted by-right within the existing NP-10 Zoning District and may house up to six (6) adults. The applicant has indicated an intent to house approximately 12 people. Due to the number of residents permitted, an Assisted Living Facility is a higher density use that is most appropriate in a mixed-residential or multi-family area.

The subject property has a 2,236 sq ft home with 3 bedrooms according to the Bexar County Appraisal District. The interior architectural standards for this use would limit the number of inhabitants permitted pursuant to the building code for construction and the health department code for the use.

Two family homes (limited to six adults) may not operate within ½ mile (2,640 feet). Code compliance has issued a citation for the current use.

CASE MANAGER : Trish Wallace 207-0215

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CASE NO: Z2005034 C

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Zoning Commission continuance from March 1, 2005

Council District: 2

Ferguson Map: 584 F1

Applicant Name:

Owner Name:

Russell J. G. Amsberry

Mary Johnson

Zoning Request: From R-6 Residential Single-Family District to R-6 C Residential Single-Family District with Conditional Use for an Assisted Living Facility.

Property Location: Lot 27, Block 10, NCB 13691

5102 Gawain Drive

South side of Gawain Drive; west of Ray Bon Drive

Proposal: Adult Overnight Care

Neigh. Assoc. Camelot I

Neigh. Plan Camelot I Neighborhood Plan

TIA Statement: Traffic impact analysis not required

Staff Recommendation:

Consistent.

The base zoning is consistent with the Camelot I Neighborhood Plan which calls for Low Density Residential land use at this location.

Denial.

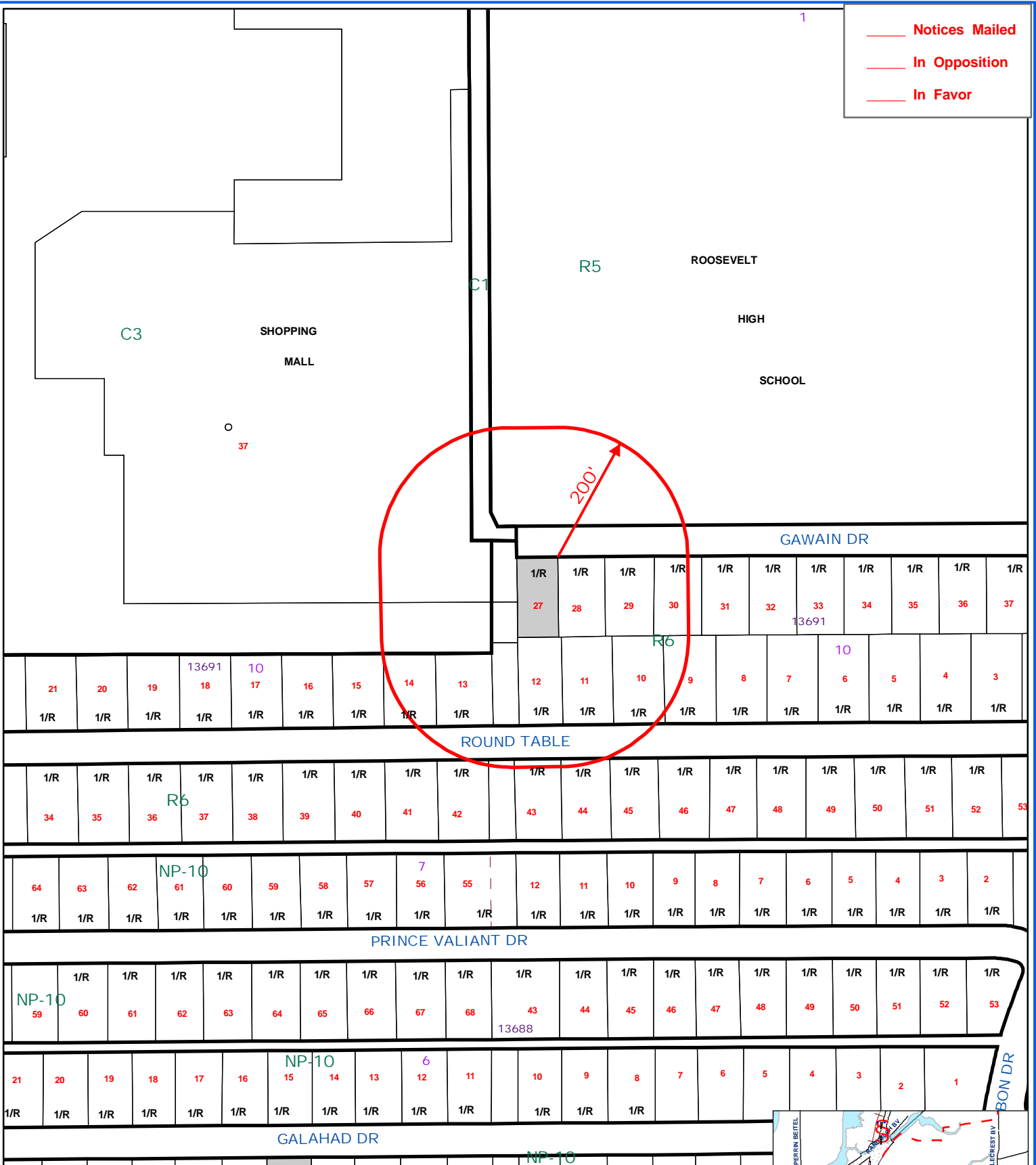
The proposed use is within an existing single-family neighborhood with commercial uses to the northwest and Roosevelt High School to the northeast. Licensed family-homes are permitted by-right within the existing R-6 Zoning District and may house up to six (6) adults. The applicant has indicated an intent to house approximately 12 people. Due to the number of residents permitted, an Assisted Living Facility is a higher density use that is most appropriate in a mixed-residential or multi-family area.

The subject property has a 2,184 sq ft home with 3 bedrooms according to the Bexar County Appraisal District. The interior architectural standards for this use would limit the number of inhabitants permitted pursuant to the building code for construction and the health department code for the use.

Two family homes (limited to six adults) may not operate within ½ mile (2,640 feet). Code compliance has issued a citation for the current use.

CASE MANAGER : Trish Wallace 207-0215

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

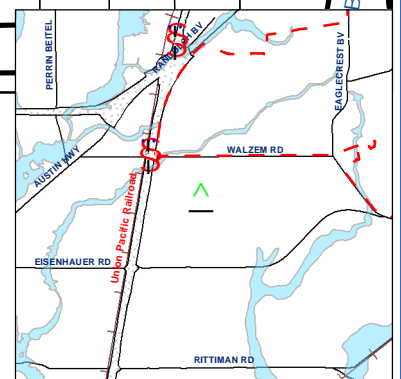


ZONING CASE: Z2005-034 C

City Council District NO. 2
Requested Zoning Change
From: R-6 To R-6 C
Date: April 5, 2005
Scale: 1" = 200'

[Grey Box] Subject Property
 [Red Circle] 200' Notification

H



CASE NO: Z2005036

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 8

Ferguson Map: 513 D

Applicant Name:

Dr. Ramon Reyes

Owner Name:

Truman and Patricia Hall

Zoning Request: From C-1 ERZD Commercial Edwards Recharge Zone District to C-2 ERZD Commercial Edwards Recharge Zone District.

Property Location: Lot 1, Block 5, NCB 14760
In the 7500 Block of Loop 1604

Proposal: For a medical clinic.

Neigh. Assoc. Hills & Dales Neighborhood Association

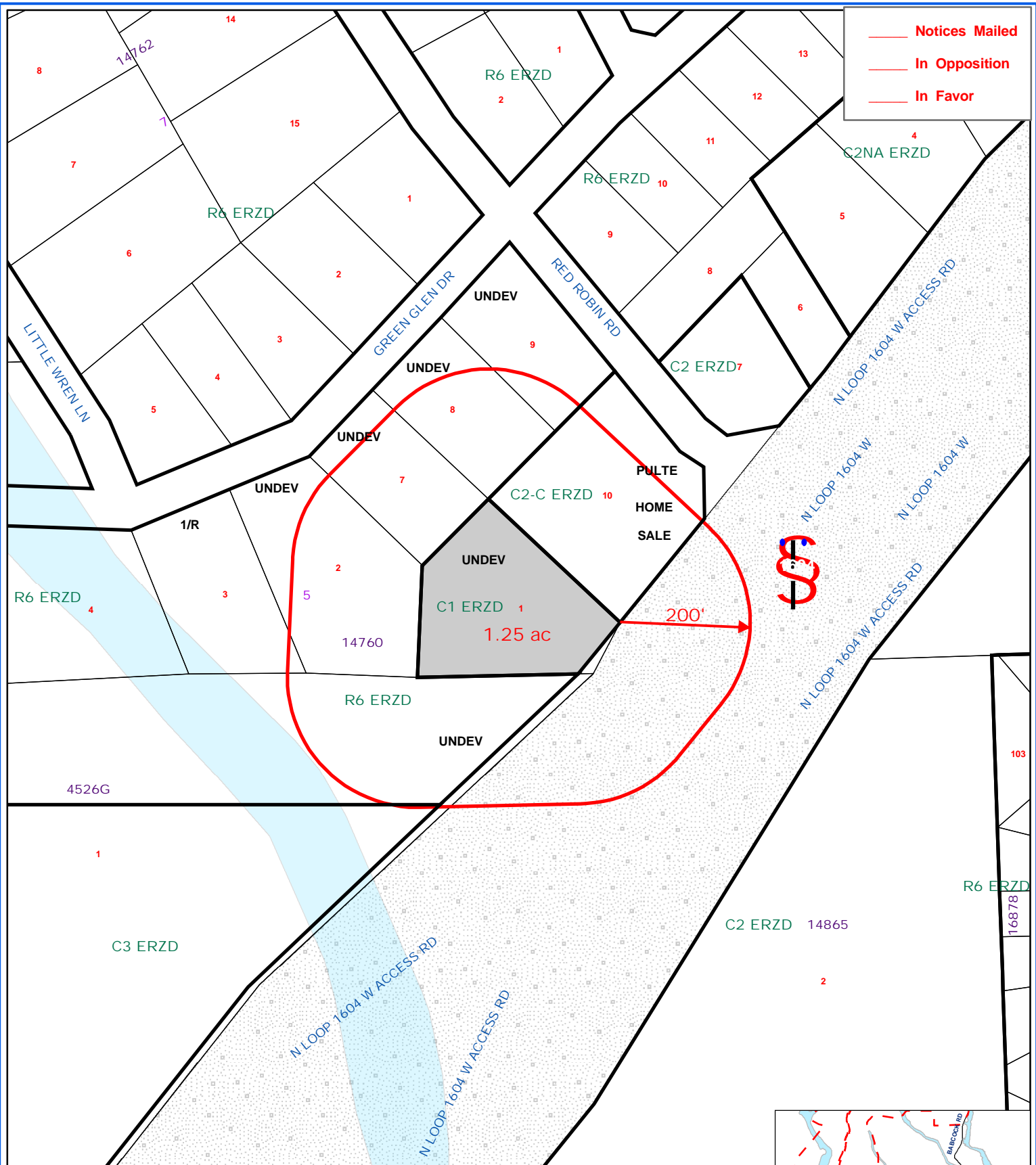
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The property is located in a C-2 /C-3 corridor. There is a large drainage area south of the subject property. The subject property is located on the frontage road of FM 1604 and there is no access to the neighborhood to the northwest.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2005-036

City Council District NO. 8

Requested Zoning Change

From: C-1 ERZD To C-2 ERZD

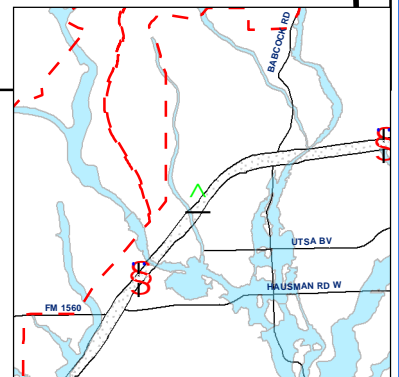
Date: April 5, 2005

Scale: 1" = 200'

Subject Property

200' Notification

C:\Apr_5_2005



CASE NO: Z2005038

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Continuance from Zoning Commission March 15, 2005

Council District: 5

Ferguson Map: 616 E8

Applicant Name:

James Lifshutz

Owner Name:

Big Tex San Antonio, L. P.

Zoning Request: From I-1 RIO-4 General Industrial River Improvement Overlay District to IDZ RIO-4 Infill Development Zone River Improvement Overlay District.

Property Location: 7.528 acres out of NCB A-14

300-400 Blocks of Blue Star Street

Located between the San Antonio River and Missouri Pacific Railroad on Blue Star Street

Proposal: Mixed use facilities

Neigh. Assoc. King William Neighborhood Association, Lone Star Neighborhood Association, and Riverside Neighborhood Association

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

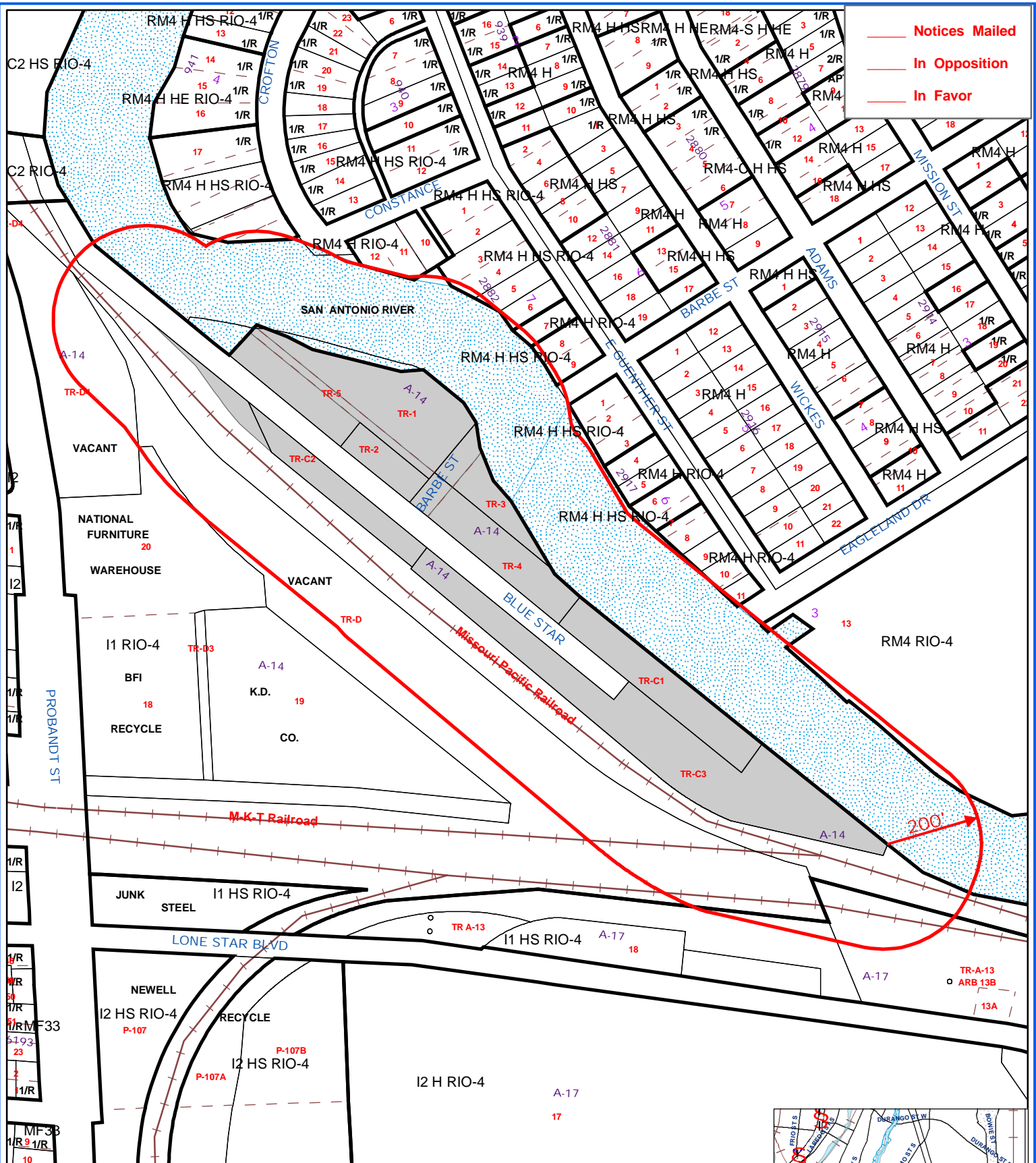
Consistent

The Downtown Land Use Plan recommends mixed-use development including multi-family uses with a maximum density of 40 units per acre.

Approval

The subject property is located between the San Antonio River and the Missouri Pacific Railroad on Blue Star Street. The property is located off of Probandt Street, which is classified as a secondary arterial. Currently there are art silos and structures located on the subject property. The applicant is proposing a mixed-use development including uses such as apartments, galleries, and offices. The proposed IDZ Infill Development Zone will permit any use allowed within any residential, office, neighborhood commercial, commercial, or downtown district. The Master Plan calls for infill development on vacant lots and the IDZ would promote development on these underutilized lots.

CASE MANAGER : Robin Stover 207-7945



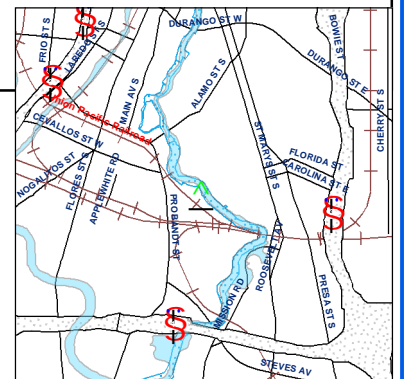
ZONING CASE: **Z2005-038**

City Council District NO. 5
Requested Zoning Change
From: I-1 RIO-4 To IDZ RIO-4
Date: April 5, 2005
Scale: 1" = 500'

Subject Property
 200' Notification

14

C:\Apr_5_2005



CASE NO: Z2005043 C

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Continued from Zoning Commission March 15, 2005

Council District: 2

Ferguson Map: 617 B1

Applicant Name:

Stephen Poteet

Owner Name:

Brackenridge Park/Broadway Developments, Ltd.

Zoning Request: From R-6 Residential Single-Family District to R-6 C Residential Single-Family District with Conditional Use for a Parking Lot.

Property Location: Lot 44, Block 1, NCB 3593

218 Post Avenue

South side of Post Avenue; east of Broadway

Proposal: To utilize as part of retail development fronting Broadway

Neigh. Assoc. Westfort Alliance Neighborhood Association

Neigh. Plan Westfort Neighborhood Plan

TIA Statement: Traffic Impact Analysis is not required

Staff Recommendation:

Consistent.

The Westfort Neighborhood Plan designates the Land Use for the subject property as Urban Single-Family Residential which is consistent with the base zoning of R-6.

Approval of R-6 C with Conditional Use for a Parking Lot with conditions.

The subject property is located directly behind a commercial use. There are residential uses directly north, east, and south of the subject property. Post Avenue is firmly established as a residential local street. Allowing commercial encroachment further east on Post Avenue is not preferable, but considering the topography and location of the subject property, it may not be amenable to future residential development. With the proper conditions, the proposed parking lot could be designed to blend in with the existing residential uses in terms of aesthetics and commercial traffic circulation that currently exist along Broadway. The following conditions are recommended:

1. No ingress/egress shall be permitted on the subject property, but shall be provided from the adjacent lots currently zoned C-2.
2. Parking lot screening shall be provided along the property line abutting Post Avenue. The screening shall be a minimum of six (6) feet in width.
3. Along the rear (south) and east side property lines, a solid screen privacy fence shall be provided to protect the adjacent residences. On the parking lot side of the fence, a six (6) foot wide vegetative buffer shall be provided that includes medium to large trees.
4. To achieve conditions 2 and 3, a total of 70 "landscaping" points shall be required. The UDC allows a

CASE NO: Z2005043 C

Final Staff Recommendation - Zoning Commission

reduction from 70 points to 25 points when parking is not in the front street yard. Although this parking is not in the front street yard, 70 points shall be a condition to help protect the residential character of the neighborhood.

5. No pole signs shall be permitted on the subject property.

CASE MANAGER : Trish Wallace 207-0215

CASE NO: Z2005047 C

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 4

Ferguson Map: 647 F7

Applicant Name:

Christian B. Christians

Owner Name:

Christian B. Christians

Zoning Request: From R-6 Residential Single-Family District to C-2 NA C Commercial, Non-alcoholic sales district with conditional use for recreation vehicle sales and service.

Property Location: 10.664 Acres out of NCB 15229

7930 S. Loop 410 West

SW Loop 410 and Big Valley

Proposal: To sell and service recreational vehicles

Neigh. Assoc. People Active in Community Effort

Neigh. Plan None

TIA Statement: A level 1 Traffic Impact Analysis was provided by the owner.

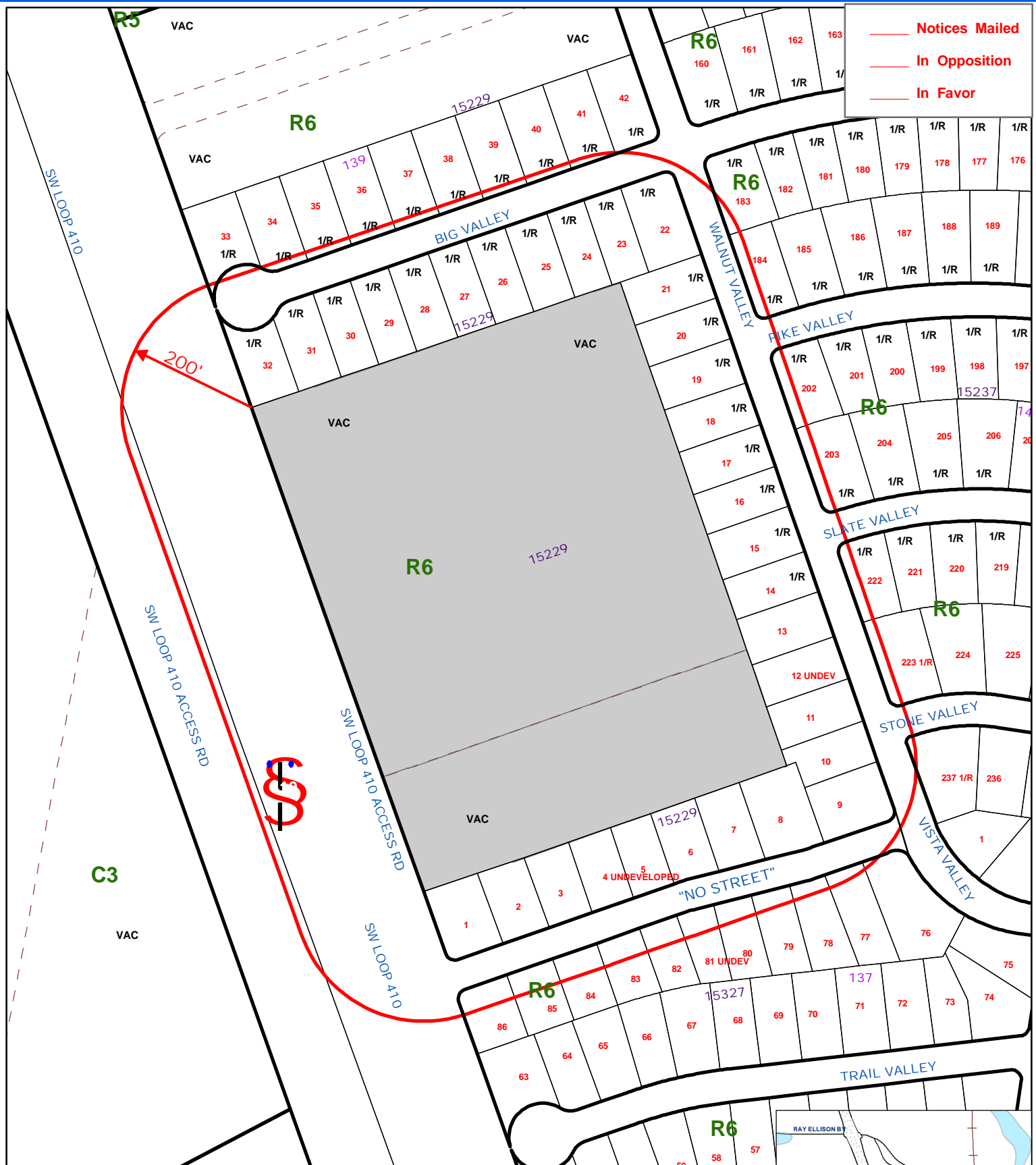
Staff Recommendation:

Denial as requested and approval of C-1 C with conditional use for recreation vehicle sales and service on the north, east and south 100 feet adjacent to the residentially zoned property; and, approval of C-2 NA C with conditional use for recreation vehicle sales and service on the remaining property. Because access is limited to Loop 410 the property is not appropriate for residential development. Commercial development is feasible if precautions are made to ensure compatibility with the adjacent residential homes. A 100 foot transition of C-1, as proposed, will ensure that development near the perimeter is in scale with the residential homes.

Staff recommends the following conditions:

1. All on-site exterior lighting shall use 90 degree full-cutoff fixtures.
2. A Type "C" buffer as defined by the UDC shall be required adjacent to residentially zoned property.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: **Z2005-047 C**

City Council District NO. 4
Requested Zoning Change
From: R-6 To C-2NA C
Date: April 5, 2005
Scale: 1" = 200'

Subject Property
 200' Notification

CASE NO: Z2005050 C

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Continuance from Zoning Commission March 15, 2005

Council District: 6

Ferguson Map: 612 E3

Applicant Name:

Owner Name:

Wade Interest, Inc.

Oscar Garcia

Zoning Request: From C-2 NA Commercial, Nonalcoholic Sales District to C-2 NA C Commercial, Nonalcoholic Sales District with Conditional Use for a mini-warehouse on 1.640 acres out of NCB 34393.

Property Location: 3.194 acres, NCB 34393

9865 Potranco Road

Potranco Road and North Ellison Drive

Proposal: To develop a mini-warehouse facility

Neigh. Assoc. None

Neigh. Plan None

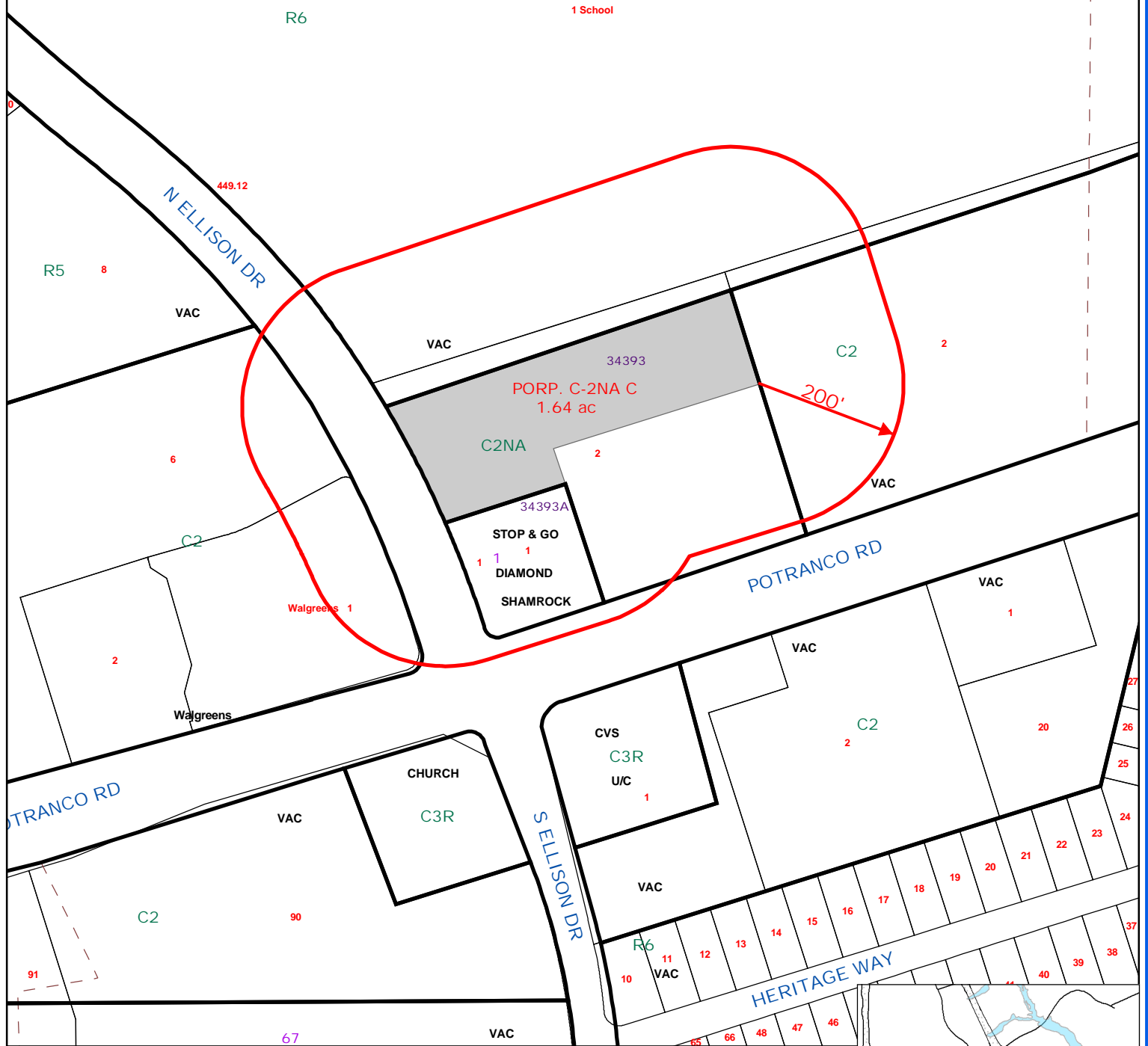
TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The property is located at the intersection of two major thoroughfares, Ellison Drive and Potranco Road. Commercial development is encouraged at the node of two thoroughfares. A school is located immediately to the north with a drainage easement and detention pond separating them. The drainage easement and detention pond provide an adequate buffer to the school. The existing commercial node includes C-2 and C-3 zoning and uses. Considering the circumstances of the surrounding area, a mini storage facility is appropriate at this location.

CASE MANAGER : Richard Ramirez 207-5018

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

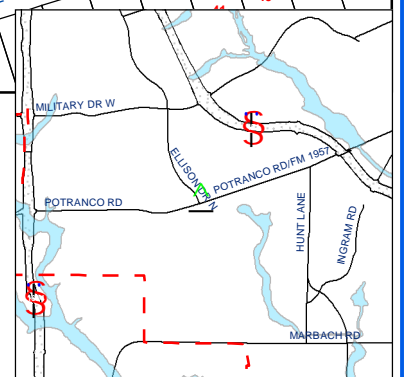


ZONING CASE: Z2005-050 C

City Council District NO. 6
 Requested Zoning Change
 From: C-2NA To C-2NA C
 Date: April 5, 2005
 Scale: 1" = 200'

[Gray Box] Subject Property
 [Red Circle] 200' Notification

C:\Mar_1_2005



CASE NO: Z2005055 C

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 3

Ferguson Map: 650 E5

Applicant Name:

City of San Antonio - Fred Kaiser

Owner Name:

Earl Landry

Zoning Request: From RM-5 Residential Mixed District to RM-5 C Residential Mixed District with conditional use for multi-family development not to exceed 14 units per acre.

Property Location: East 60 feet of Lot 88, NCB 7725

116 Bristol Avenue

The south side of Bristol Avenue 275 feet east of South Flores Street

Proposal: To provide separate electric meters for each of the three rental units

Neigh. Assoc. None

Neigh. Plan South Central San Antonio Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent. The South Central Community Plan recommends low density residential development including duplexes, granny flats or garage apartments.

Approval. The requested zoning is consistent with the South Central Community Plan which calls for low density residential (single-family or duplex) use at this location. The proposal requests RM-5 C zoning which permits a mixture of single-family and duplex development with conditional use for multi-family development not to exceed 14 units per acre. The subject site contains two existing dwellings that are intended for lease. The change from existing RM-5 to RM-5 C will permit the instillation of separate meters allowing the properties to be leased separately.

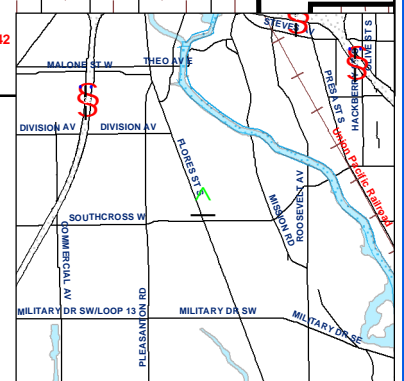
CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2005-055 C

City Council District NO. 3
 Requested Zoning Change
 From: "RM-5" To "RM-5 C"
 Date: April 5, 2005
 Scale: 1" = 200'

Subject Property
 200' Notification



CASE NO: Z2005057

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 9

Ferguson Map: 517 D1

Applicant Name:

Doug Brown

Owner Name:

Leland & Helen Knox

Zoning Request: From C-3 ERZD Commercial Edwards Recharge Zone District to C-3 ERZD S Commercial Edwards Recharge Zone District with Specific Use Authorization for a Contractors Facility.

Property Location: Lot 18, NCB 17867

18911 Redland Road

Redland Road and Legend Oaks

Proposal: To operate a fire sprinkler installation business

Neigh. Assoc. Redland Ridge Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. This area, bound by Redland Road to the north, forms a commercial area containing a mix of C-3 and Residential zoning and uses. There are other contractors facility on Redland Road. The development of the property will be limited to the site plan as submitted. The request is consistent and in character with development pattern of the area.

CASE MANAGER : Richard Ramirez 207-5018

CASE NO: Z2005058

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 3

Ferguson Map: 682 D3

Applicant Name:

Alberto M. Colorado

Owner Name:

Alberto M. Colorado

Zoning Request: From C-1 Commercial District to C-2 Commercial District.

Property Location: East 225 feet of Lot 248, Block 25, NCB 11124

545 Moursund Boulevard

Westside of Moursund Boulevard, north of East Villaret Boulevard

Proposal: Auto state inspection station and tire shop

Neigh. Assoc. Kingborough Ridge Neighborhood Association (within 200 feet)

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial of C-2 Commercial District and Approval of C-1 C Commercial District with a Conditional Use for a Auto State Vehicle Inspection Station.

The subject property is located on Moursund Boulevard a major thoroughfare. The subject property has an existing vacant commercial building. The subject property is adjacent to R-6 Residential Single-Family District to the south, north, west and across Moursund Boulevard to the east. Considering the close proximity of the adjacent residences, no outdoor storage, display of goods or auto and light truck repair shall be permitted.

CASE MANAGER : Pedro Vega 207-7980



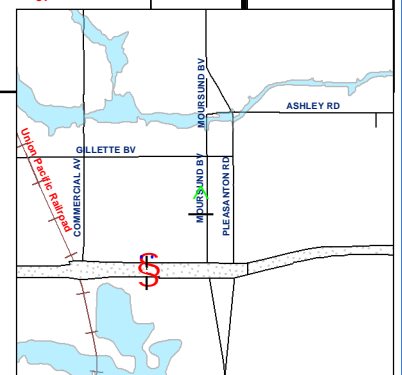
ZONING CASE: Z2005-058

City Council District NO. 4
 Requested Zoning Change
 From: C-1 To C-2
 Date: April 5, 2005
 Scale: 1" = 200'

Subject Property

200' Notification

C:\Apr_5_2005



CASE NO: Z2005061

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 3

Ferguson Map: 682 B3

Applicant Name:

Ramiro Reyes

Owner Name:

Ramiro Reyes

Zoning Request: From C-2NA Commercial, Nonalcoholic Sales District to MF-33 Multi-Family District on .5406 acres and R-6 Residential Single Family District on .1670 acres.

Property Location: Lot 265A, Block 23, NCB 11122

730 W. Mally Blvd.

Proposal: To single family and multi family use

Neigh. Assoc. None

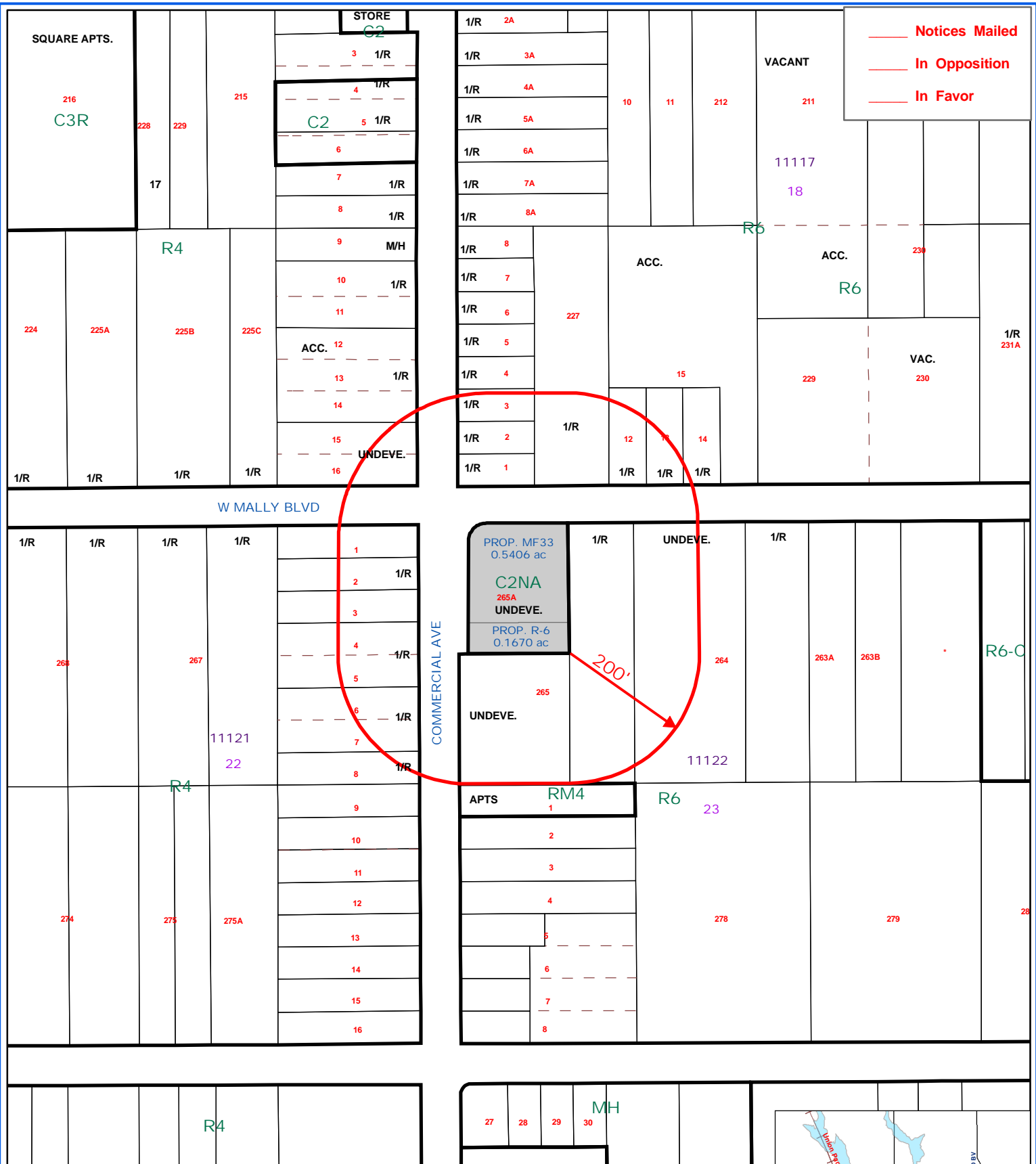
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is located on Commercial Avenue, an arterial street. The proposed MF-33 is a downzoning from the existing C-2 NA zoning. The apartment development is more compatible with the neighborhood than C-2.

CASE MANAGER : Fred Kaiser 207-7942



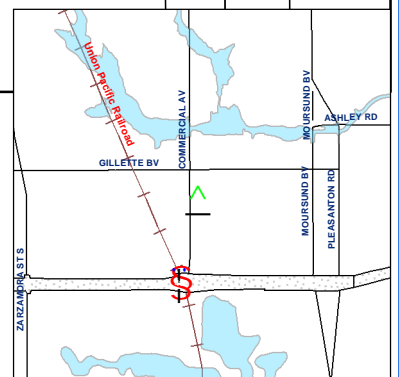
ZONING CASE: Z2005-061

City Council District NO. 3
 Requested Zoning Change
 From: "C-2NA" To "MF-33,R-6"
 Date: April 5, 2005
 Scale: 1" = 200'

Subject Property

200' Notification

C:\Apr_5_2005



CASE NO: Z2005062

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 7

Ferguson Map: 546 B7

Applicant Name:

Shaenfield DG, Ltd.

Owner Name:

Bobby Tiller, Jr.

Zoning Request: From R-6 Residential Single Family District to C-2 Commercial District.

Property Location: P-5C, NCB 16051

10400 Block of Shaenfield

Shaenfield Road and Loop1604

Proposal: For retail use

Neigh. Assoc. None

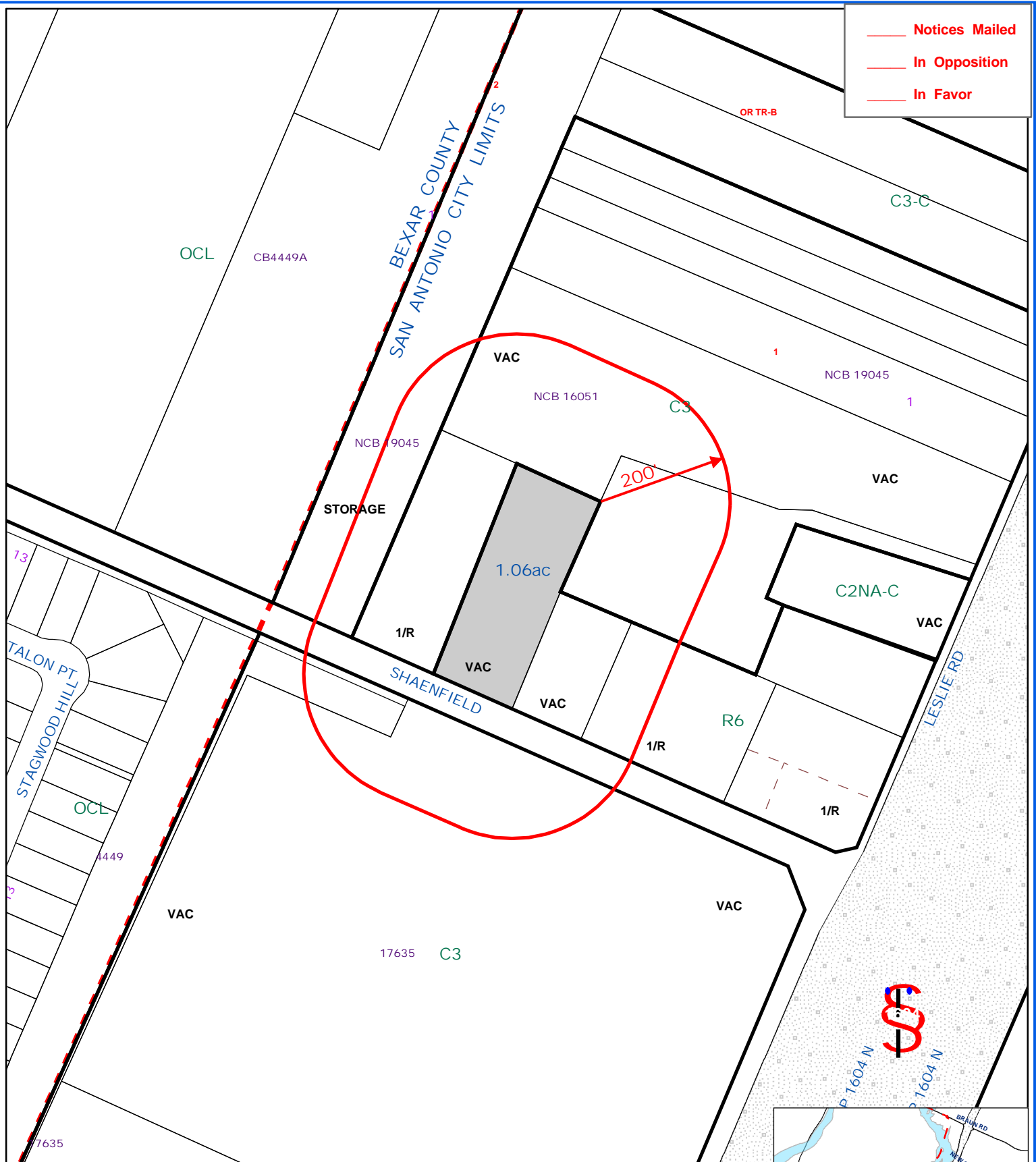
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. C-3 zoning and uses surround the property with some remaining residential zoning to the east. The subject property is located on a major thoroughfare and intersection, Loop 1604 and Shanefield Road. The subject property is within a developing commercial node. C-2 zoning is encouraged at the intersection of major thoroughfares. The requested zoning is consistent with the development pattern of the area.

CASE MANAGER : Richard Ramirez 207-5018



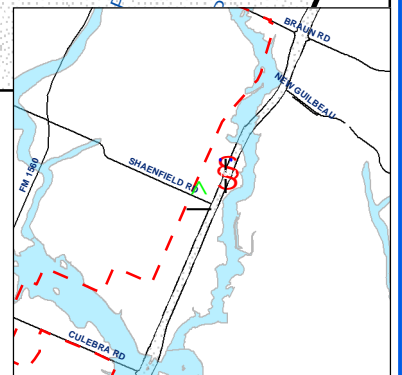
_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: Z2005-062

City Council District NO. 7
 Requested Zoning Change
 From: R-6 To C-2
 Date: April 5, 2005
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification

C:\Apr_5_2005



CASE NO: Z2005063 C

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 5

Ferguson Map: 650 B1

Applicant Name:

Gabriel Aragon

Owner Name:

Gabriel Aragon (Aragon's Garage)

Zoning Request: From R-4 Residential Single Family District to C-1 C Commercial District with a Conditional Use for Auto Parking and/or Storage-Short Term for the auto repair shop (Aragon's Garage) located at 1904 Nogalitos Street..

Property Location: Lot 11, 12 and 13, Block 21, NCB 2630

920 Big Foot

Southside of Big Foot, east of Nogalitos Street

Proposal: Expansion of parking lot for existing auto repair shop

Neigh. Assoc. Palm Heights Neighborhood Association

Neigh. Plan Nogalitos/S. Zarzamora Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

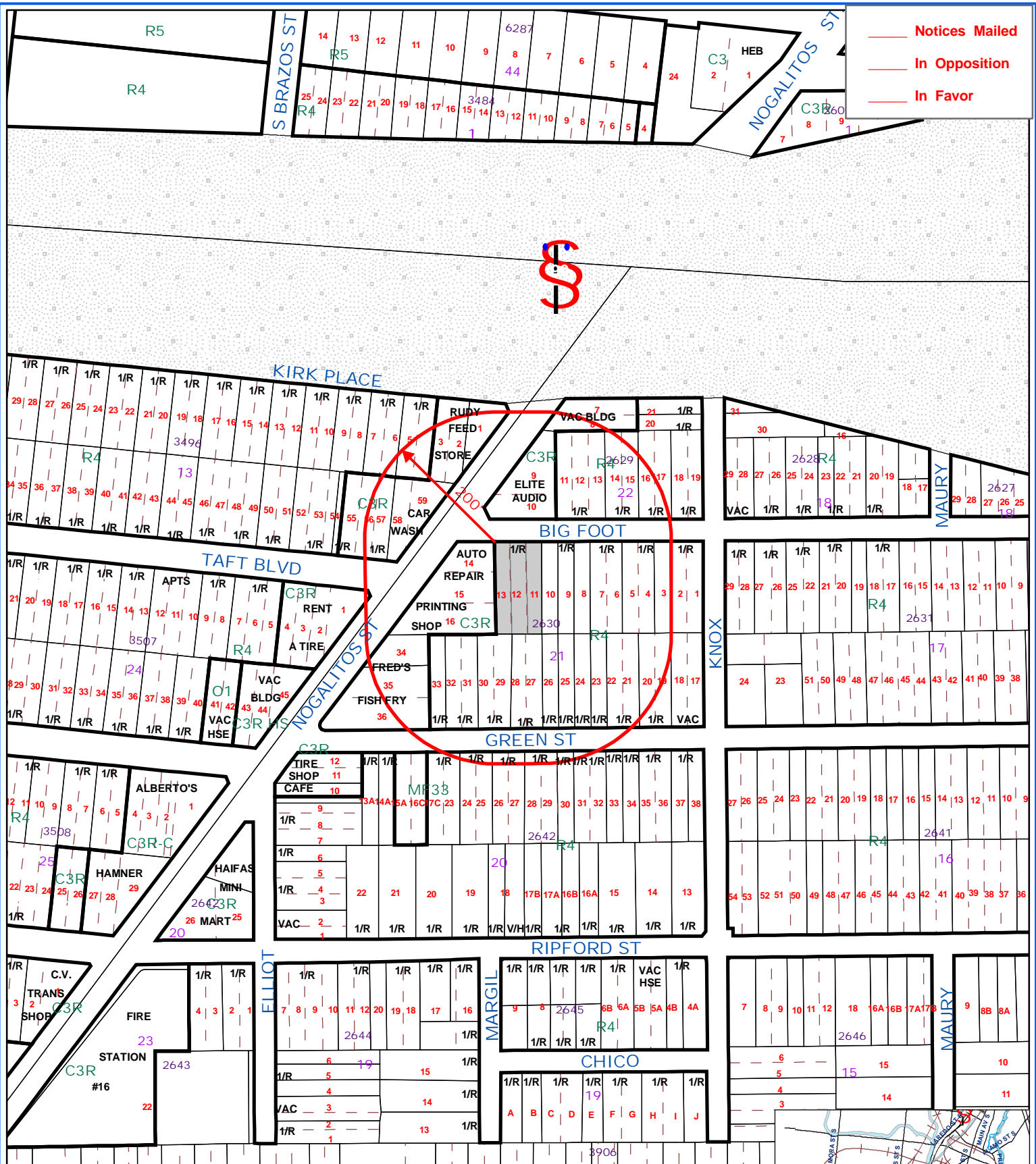
Consistent.

The Nogalitos/Zarzamora Community Plan identifies this site as Neighborhood Commercial. Neighborhood Commercial provides small areas for offices, professional services, service and shop-front retail uses that can be served by pedestrian access and are generally less than 5000 square feet.

Approval.

The requested zoning is consistent with the Nogalitos/Zarzamora Community Plan. The subject property is part of the existing auto repair shop (Aragon's Garage) located at 1904 Nogalitos Street. The subject property is adjacent to R-4 Residential Single-Family District to the south and east, to the north and C-3R General Commercial District, Restrictive Alcoholic Sales to the west and across the street to the north. The C-1 C Commercial District with a Conditional Use for Auto Parking and/or Storage-Short Term would be appropriate with the following conditions: 1. A fifteen (15) foot buffer with Type C plant materials (as required in the UDC) shall be constructed along the south and east property lines. 2. A six-foot solid fence shall be maintained along the south and east property lines. 3. Lighting will be directed so it will not illuminate the residential neighbors (90 degree full-cutoff fixtures).

CASE MANAGER : Pedro Vega 207-7980

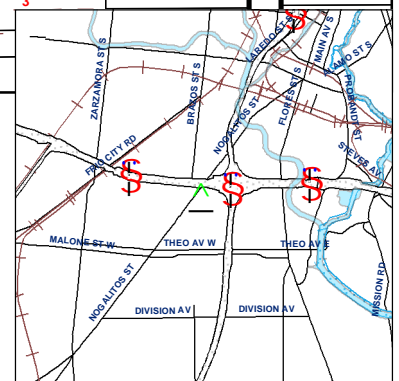


ZONING CASE: Z2005-063 C

City Council District NO. 5
 Requested Zoning Change
 From: R4 To C1 C
 Date: April 5, 2005
 Scale: 1" = 200'

Subject Property
 200' Notification

C:\Apr_5_2005



CASE NO: Z2005064

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 4

Ferguson Map: 649 C-6

Applicant Name:

Corey Parra

Owner Name:

Louis Parra

Zoning Request: From C-2 Commercial District to MF-25 Multi-Family District.

Property Location: Lots 12 through 14, East 10 feet of Lot 11, Block 38, NCB 8925

212 Bynum Avenue, 927 and 931 King Avenue

Property generally located north of SW Military Drive and east of Quintana Road

Proposal: To build 3 duplexes (6 units)

Neigh. Assoc. Quintana Community Association

Neigh. Plan None

TIA Statement: Traffic Impact Analysis not required

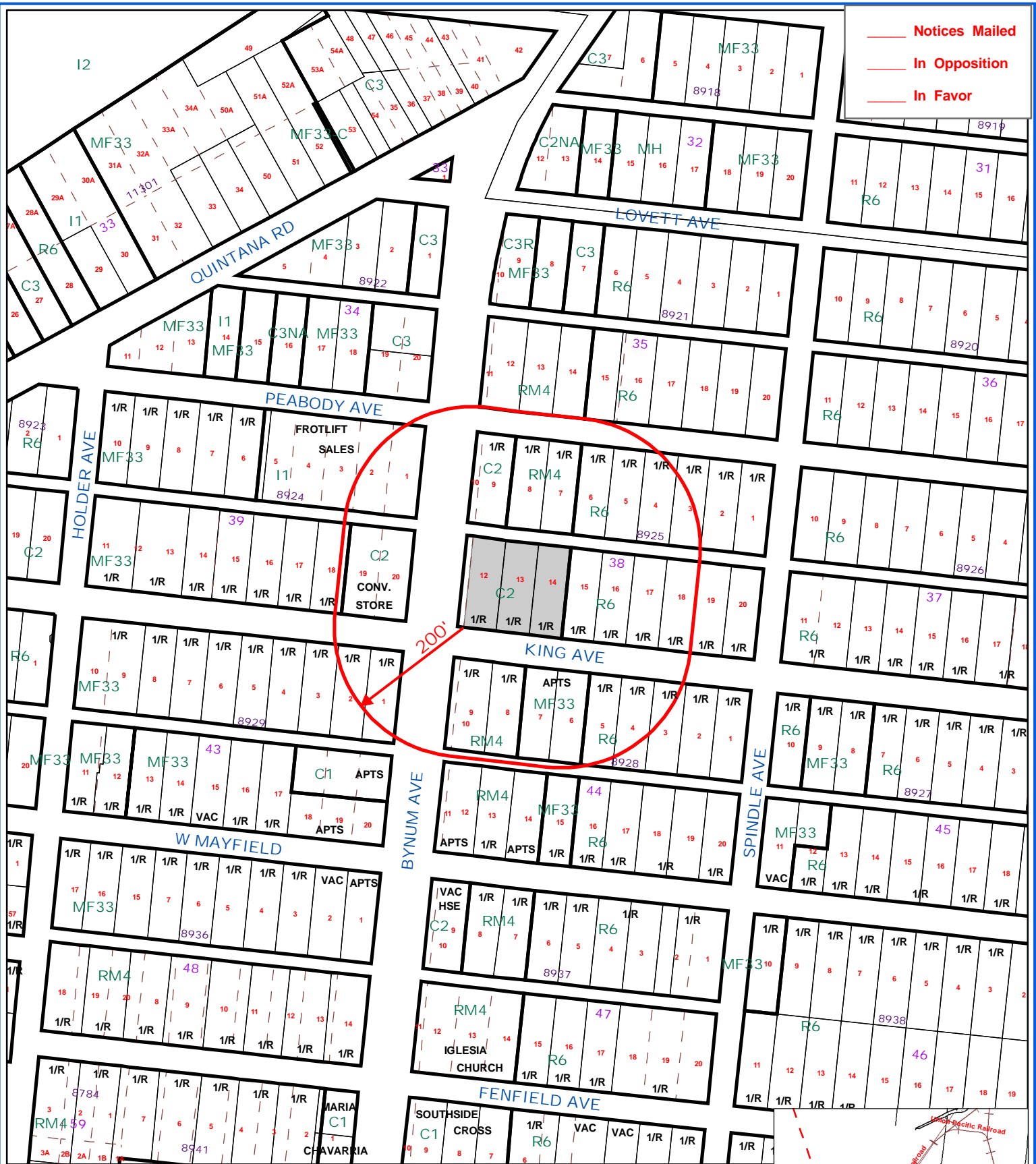
Staff Recommendation:

Approval.

The subject property is located at the intersection of Bynum Avenue (a collector) and King Avenue (a local road). Given that the surrounding neighborhood is predominantly single family homes with some low intensity multi-family and commercial, MF-25 would be an appropriate density for this neighborhood.

The subject property is approximately 1/2 acre and could yield a maximum of 12 units with the MF-25 District zoning.

CASE MANAGER : Trish Wallace 207-0215

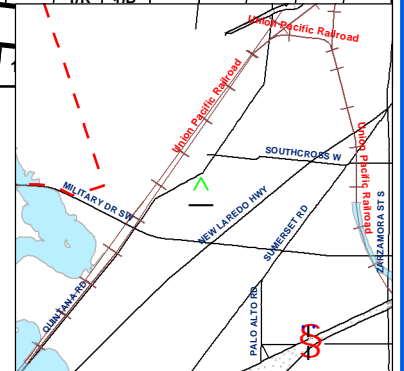


ZONING CASE: Z2005-064

City Council District NO. 4
 Requested Zoning Change
 From: C-2 To MF-25
 Date: April 5, 2005
 Scale: 1" = 200'

Subject Property
 200' Notification

C:\Apr_5_2005



CASE NO: Z2005065

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 6

Ferguson Map:

Applicant Name:

City of San Antonio

Owner Name:

Multiple Property Owners

Zoning Request: To designate Gateway Corridor District 2 (GC-2)

Property Location: Those properties within 1,000 feet of the Highway 151 right of way between US Highway 90 and Loop 1604

Highway 151 from Highway 90 to Loop 1604

Proposal: All base zoning classifications will remain intact. The overlay zoning change will add the Gateway Corridor District designation (GC-2) suffix to all base zoning districts.

Neigh. Assoc. Meadow Village, Westwood Village 1, United Westwood, Community Workers Council, and Greater Gardendale Neighborhood Associations

Neigh. Plan Meadow Village (does not require consistency)

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

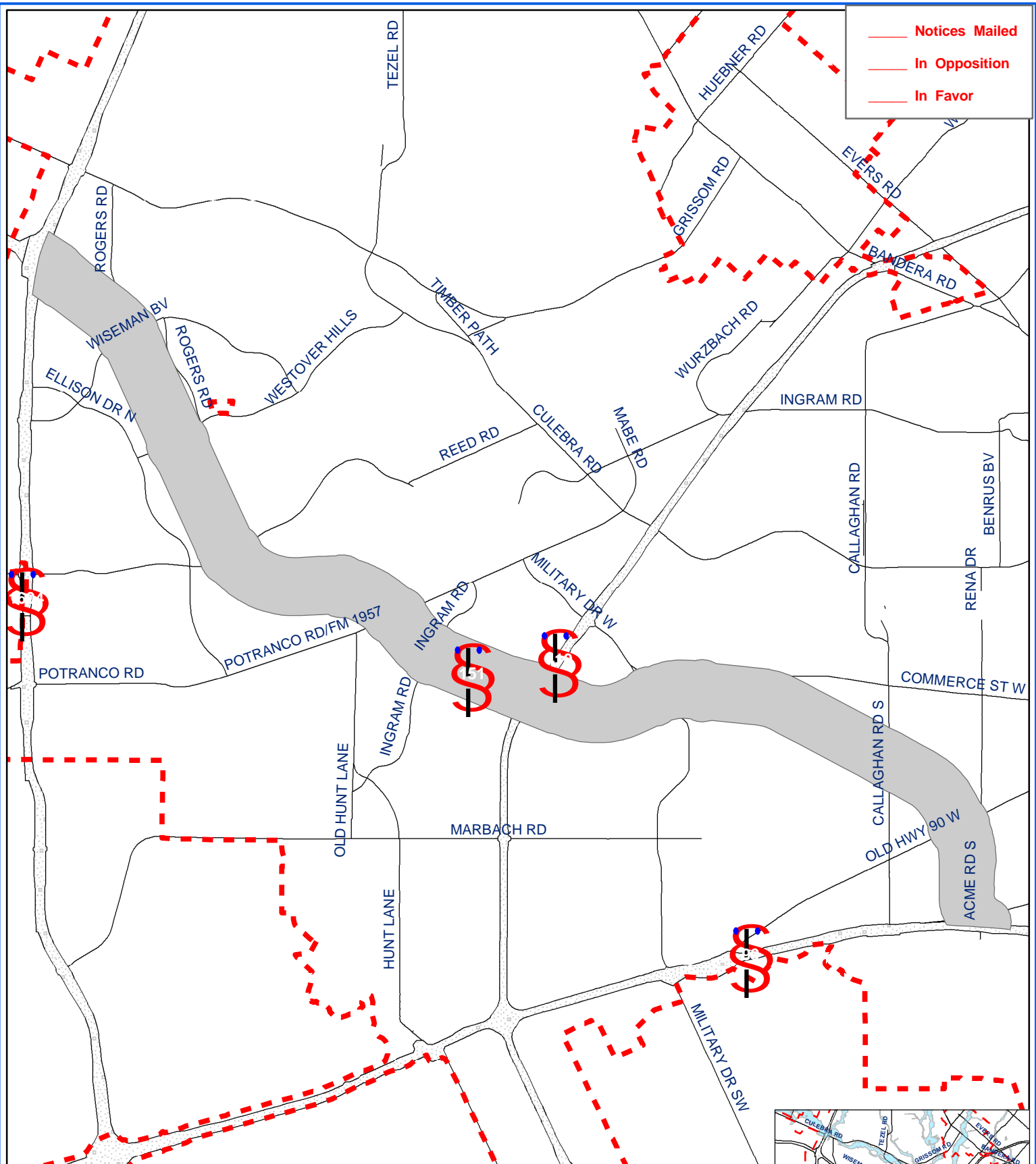
Approval.

§35-339.01 of the Unified Development Code provides for the adoption of Gateway Corridor Districts. The proposed Highway 151 Gateway Corridor District addresses development standards for the site layout of new projects, as well as standards for structures and standards for on premises signage.

The San Antonio Master Plan Policies call for the creation and adoption of urban design guidelines and standards that will enhance the quality of life in San Antonio and which specifically encourage the creation of City gateways and entry points (page 42).

The Master Plan Policies also call on the City to 1). Adopt an urban design review process for giving physical direction to urban growth, conservation and character and 2). Develop unique and specific design standards for areas throughout the City.

CASE MANAGER : Richard Ramirez 207-5018

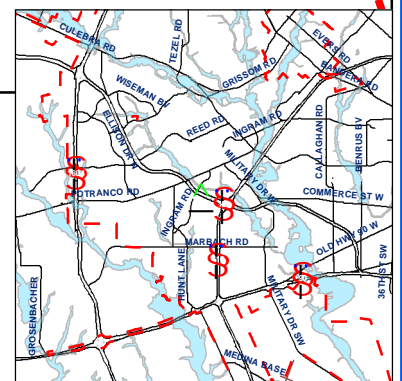


ZONING CASE: Z2005-065

City Council District NO. 6
 Requested Zoning Change
 To: GC-2
 Date: April 5, 2005
 Scale: 1" = 1200'

Subject Property
 200' Notification

C:\Apr_5_2005



CASE NO: Z2005067 S

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 8

Ferguson Map: 480 A6

Applicant Name:

GAKJR, Ltd.

Owner Name:

Boat & RV Superstorage Inc.

Zoning Request: From R-6 GC-1 Residential Single Family Gateway Corridor Overlay District and R-20 GC-1 Residential Single Family Gateway Corridor Overlay District to MF-25 GC-1 Multi-Family Gateway Corridor Overlay District on 23.56 acres and From R-20 GC-1 Residential Single Family Gateway Corridor Overlay District to C-2 S GC-1 Commercial Gateway Corridor Overlay District with a Specific Use Authorization for a motel on 5.49 acres

Property Location: 5.49 acres out of NCB 34760 and 23.56 acres out of NCB 18333

20865 IH 10 West and 6932 Heuermann Road

Intersection of IH 10 West and Heuermann Road

Proposal: To develop as multi-family and retail

Neigh. Assoc. Friends of Friedrich Wilderness (within 200 feet)

Neigh. Plan None

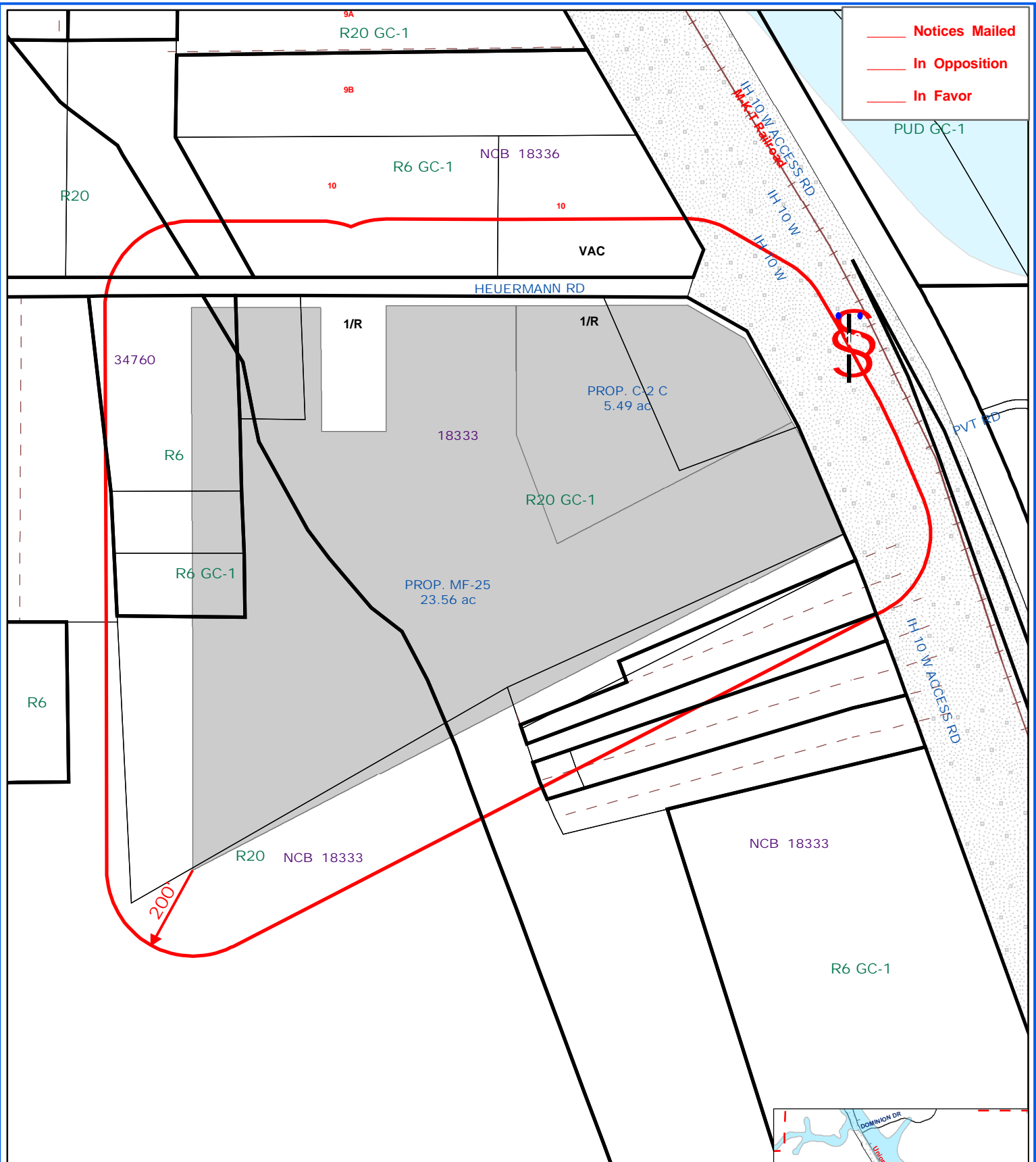
TIA Statement: A Level-1 Traffic Impact Analysis (TIA) was submitted and is in compliance with TIA Ordinance 91700.

Staff Recommendation:

Approval

The property is located at the intersection of two major thoroughfares, IH-10 and Heuermann Road. The applicant is requesting C-2 S Commercial District with a Specific Use Authorization for a motel and retail development on the northeast portion of the property. MF-25 Multi-Family District is requested for the remainder of the property. The surrounding properties are zoned for residential use and are not fully developed. The multi-family development will serve as a transition between the residential and the proposed retail and motel. In addition, the retail and motel development will serve as a buffer between the multi-family residences and the freeway.

CASE MANAGER : Robin Stover 207-7945



ZONING CASE: Z2005-067 S

City Council District NO. 8

Requested Zoning Change

From: R-6, R-20 To C-2 S, MF-25

Date: April 5, 2005

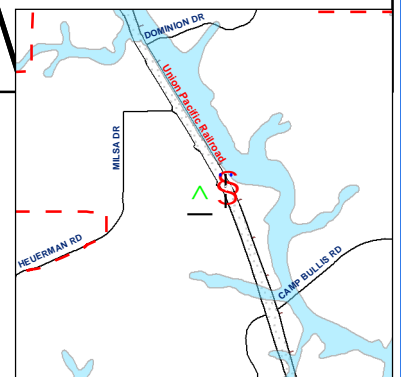
Scale: 1" = 200'

 **Subject Property**

 **200' Notification**

4

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CASE NO: Z2005071

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 2

Ferguson Map: 651 E1

Applicant Name:

Brown, P. C., Attorneys at Law

Owner Name:

Saucedo, Elizondo, and Uptmore

Zoning Request: From MF-33 Multi-Family District, C-2 Commercial District, C-3 R Restricted Commercial District, and I-1 General Industrial District to MF-25 Multi-Family District.

Property Location: 10.98 acres out of NCB 14059 and 2.3983 acres out of NCB 1584

Intersection of Clark Avenue and Rigsby Avenue

Bound by IH 10, Clark Avenue, and Rigsby Avenue

Proposal: To develop a multi-family complex

Neigh. Assoc. Sunny Slope Neighborhood Association and Highland Park Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is required.

Staff Recommendation:

Approval

The property is bound by IH-10, Clark Avenue, and Rigsby Avenue. There is no access from the subject property to IH-10. The intersection of Clark and Rigsby Avenues are major arterials. The property currently has an unused baseball field and is vacant. Properties to the immediate west are zoned for residential and the properties to the south are primarily commercial. The multi-family development will serve as a transition between the residential properties and the industrial zoning to the east. There is a VIA Metropolitan Transit Stop available at the intersection of Clark and Rigsby Avenues for the potential residents. This zoning change would be a down zoning from the existing commercial and industrial zoning and would result in a lower amount of traffic. The Master Plan encourages the preservation and revitalization of housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.

CASE MANAGER : Robin Stover 207-7945

CASE NO: Z2005072

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 7

Ferguson Map: 548 C7

Applicant Name:

Fellowship Bible Church of San Antonio

Owner Name:

Fellowship Bible Church of San Antonio

Zoning Request: From RE Residential Estate District to C-3 General Commercial District.

Property Location: Lot 4, NCB 14657

8603 Huebner Road

West corner of Huebner Road and Whitby Road

Proposal: Retail center

Neigh. Assoc. Alamo Farmsteads/Babcock Road Neighborhood Association

Neigh. Plan Huebner/Leon Creeks Community Plan

TIA Statement: A Level-1 Traffic Impact Analysis (TIA) was submitted.

Staff Recommendation:

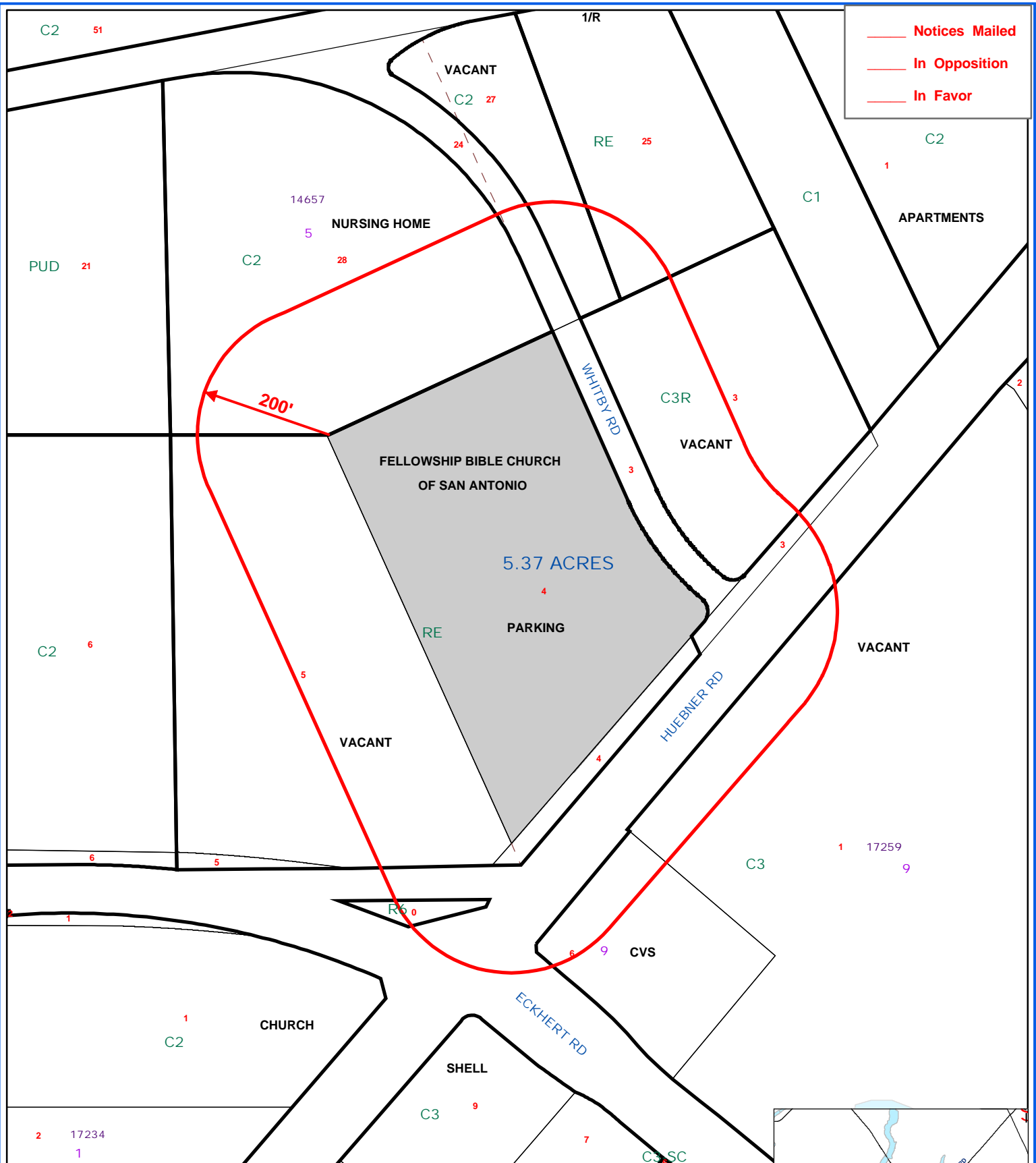
Inconsistent.

The Huebner/Leon Creeks Community Plan identifies this site as Public/Institutional. A Plan Amendment would be required in order to establish the C-3 General Commercial District.

Denial.

The requested zoning is not consistent with the Huebner/Leon Creeks Community Plan. The subject property is located on Huebner Road, a major thoroughfare. The subject property is adjacent to RE Residential Estate District to the west, C-2 Commercial District to the northeast, C-3 General Commercial District across the street to the southeast and C-3R General Commercial District, Restrictive Alcoholic Sales across the street to the northeast.

CASE MANAGER : Pedro Vega 207-7980

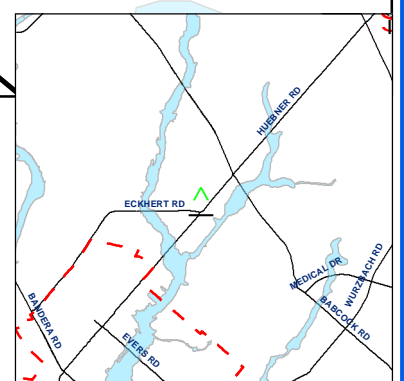


ZONING CASE: **Z2005-072**

City Council District NO. 7
 Requested Zoning Change
 From: RE To C-3
 Date: April 5, 2005
 Scale: 1" = 200'

Subject Property
 200' Notification

C:\Apr_5_2005



CASE NO: Z2005073

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 4

Ferguson Map: 612 A4

Applicant Name:

Castro & Killen, P. C.

Owner Name:

Dwaine Bergman

Zoning Request: From R-6 Residential Single Family District to C-3 General Commercial District.

Property Location: 12.73 acres out of NCB 34361

191 West Loop 1604 South

South of the intersection of Potranco Road and West Loop 1604 South

Proposal: To develop a commercial retail shopping center

Neigh. Assoc. None

Neigh. Plan None

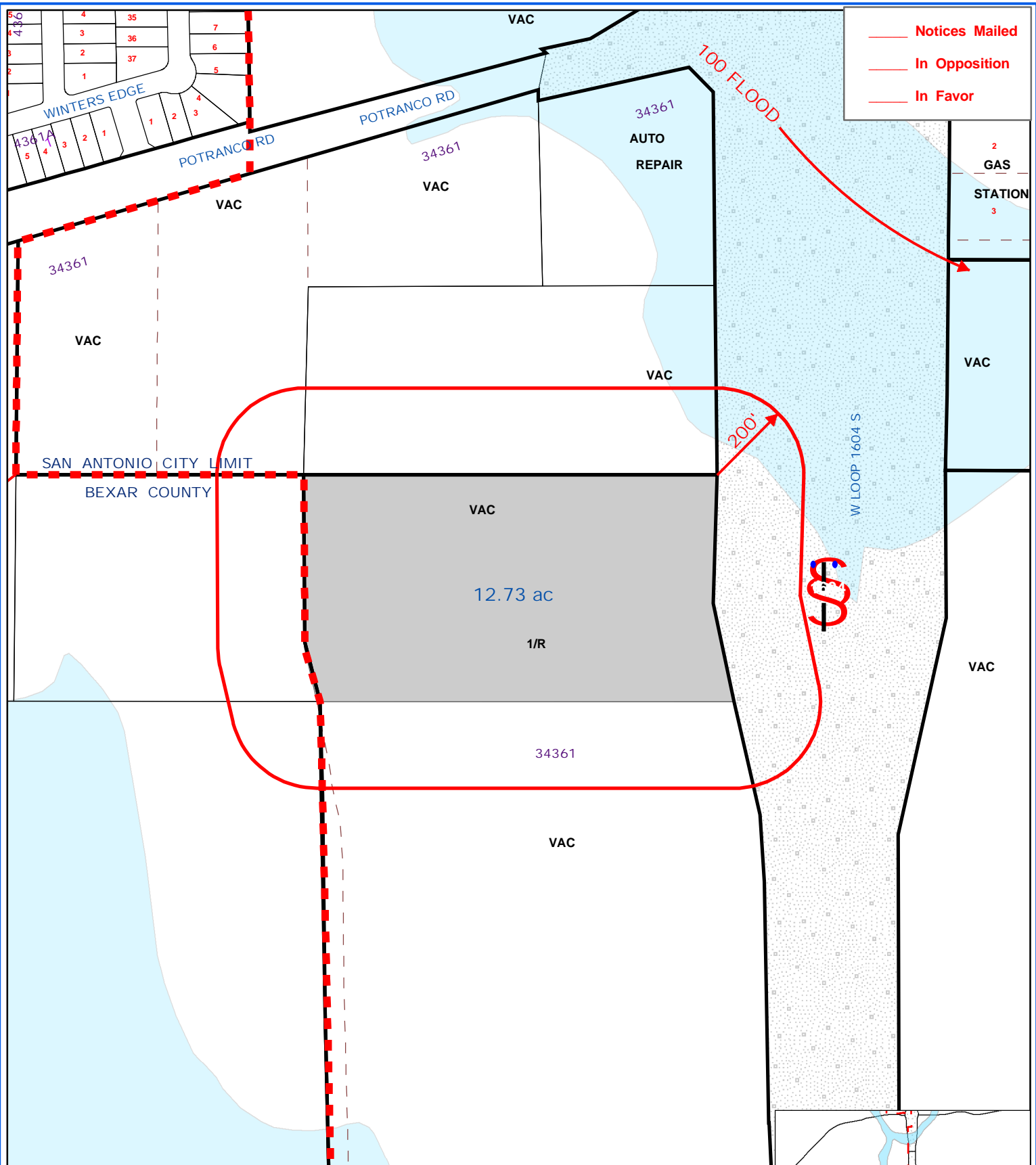
TIA Statement: A Traffic Impact Analysis is required.

Staff Recommendation:

Approval

The property is located south of the intersection of Potranco Road and West Loop 1604 South. The applicant is requesting C-3 General Commercial District for the development of a retail center. The surrounding properties are vacant and zoned for commercial and residential uses. The proposed collector in the area will be constructed to the west of the property connecting to Potranco Road and will curve below the southern portion to connect with West Loop 1604 South. Therefore C-3 would be appropriate at this location. This property will be an extension of the commercial development to the north.

CASE MANAGER : Robin Stover 207-7945



ZONING CASE: Z2005-073

City Council District NO. 4
 Requested Zoning Change
 From: R-6 To C-3
 Date: April 5, 2005
 Scale: 1" = 200'

■ Subject Property

○ 200' Notification

C:\Apr_5_2005



CASE NO: Z2005074

Final Staff Recommendation - Zoning Commission

Date: April 05, 2005

Council District: 5

Ferguson Map: 650 A4

Applicant Name:

Carlos D. Terrazas

Owner Name:

Carlos D. Terrazas

Zoning Request: From MF-33 Multi-Family District to C-3NA General Commercial, Nonalcoholic Sales District.

Property Location: Lot 9, 10 and 11, Block 1, NCB 8963

726, 730 and 734 Division Avenue

Southside of Division between Commercial Avenue and Bruhn

Proposal: Auto and Light Truck Repair

Neigh. Assoc. Palm Heights Neighborhood Association

Neigh. Plan Nogalitos/Zarzamora Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Inconsistent.

The Nogalitos/Zarzamora Community Plan identifies this site as Neighborhood Commercial. A Plan Amendment would be required in order to establish the C-3NA General Commercial, Nonalcoholic Sales District.

Denial.

The requested zoning is not consistent with the Nogalitos/Zarzamora Community Plan. The subject property is located on Division Avenue, a major thoroughfare. The subject property has three existing commercial buildings. The applicant is currently using the property for a muffler welding shop, tire shop, and auto repair with two outside lifts. The subject property is adjacent to R-5 Residential Single-Family District to the south, east and across the street to the north, C-2 Commercial District to the west and across the street to the north. The subject property was rezoned to R-3 Multi-Family Residence District on April 26, 2001. Registration of non-conforming use was issued on July 18, 2002 by the Department Of Building Inspections. The applicant was issued a Certificate of Occupancy for a Auto and Light Truck Repair in 2004 by the Development Services Department. According to city records the subject property has been used as a tire and auto repair shop since 1998.

CASE MANAGER : Pedro Vega 207-7980

